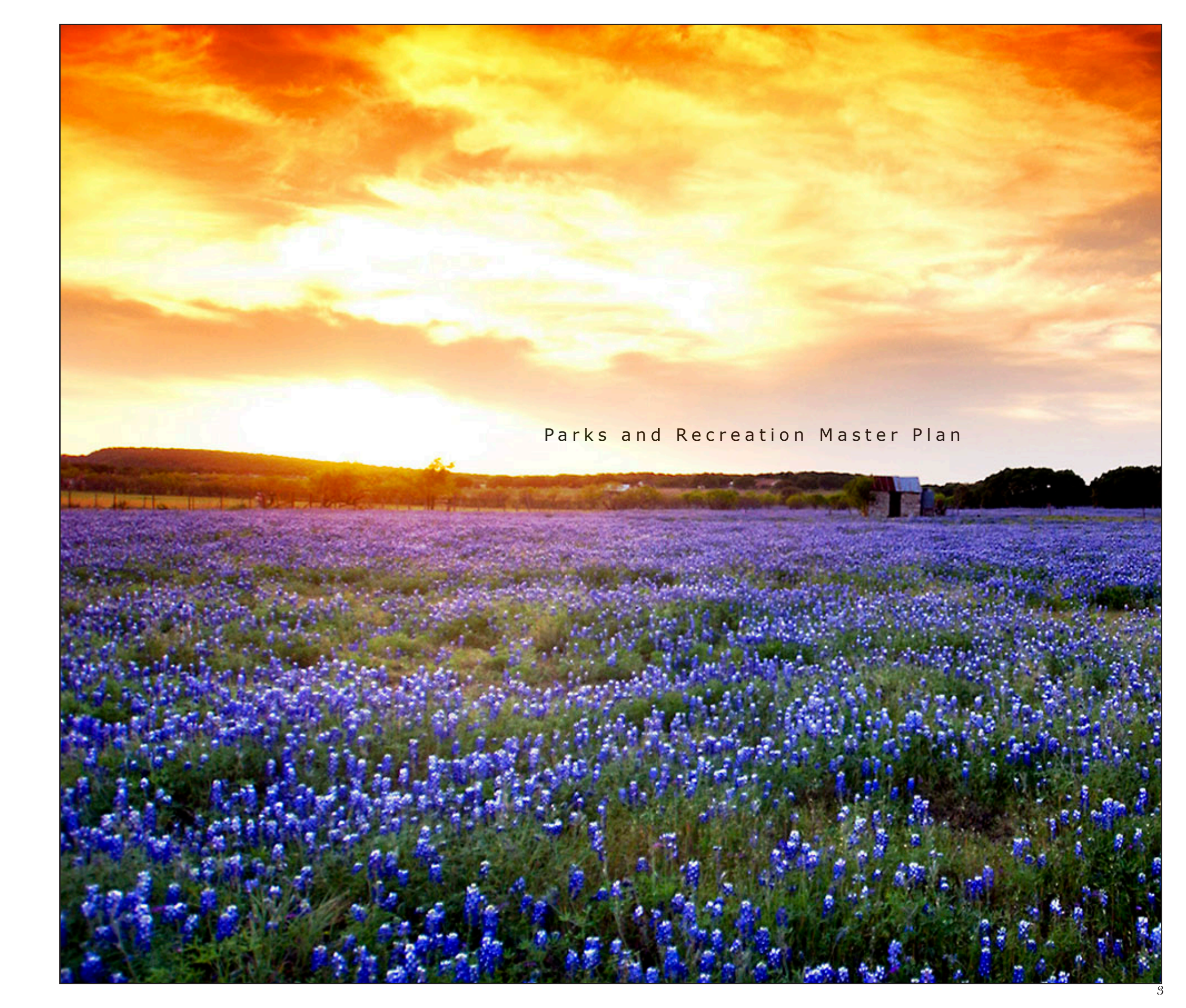


A wide-angle photograph of a vast field of bluebonnets in full bloom. The flowers are a mix of deep blue and light purple, with some reddish-brown foliage interspersed. In the background, a line of green trees stands on a slight rise to the left, and a bright sunset or sunrise is visible on the right, casting a warm glow over the scene. The sky is a mix of orange, yellow, and soft purple.

CITY OF PLEASANTON

PARKS AND RECREATION MASTER PLAN

November 2015

A wide-angle photograph of a vast field of bluebonnets in full bloom. The flowers are a deep blue with white centers, growing densely together. In the background, a line of trees and a small, rustic building with a red roof are visible against a dramatic, orange and yellow sunset sky. The sun is low on the horizon, creating a strong glow and long shadows.

Parks and Recreation Master Plan



Parks and Recreation Master Plan

Mayor & City Council

Clinton J. Powell, Mayor
Douglas Best, Council Member- District 1
Abraham Saenz, Jr. , Council Member - District 2
Diana K. Prasifka, Council Member - District 3
J.R. Gallegos, Council Member - District 4
Roger G. Garza, Council Member - District 5
Jeanne Israel, Council Member - District 6

City Manager

Bruce Pearson

Parks Master Plan Select Committee

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PLEASANTON

PARKS & RECREATION MASTER PLAN

“To accomplish great things, we must not only act but also dream. Not only plan but also believe.” -Anatole France

Executive Summary

Introduction

In August of 2014, the City of Pleasanton advertised a Request for Qualifications to engage a planning team to develop a Parks and Recreation Master Plan. This planning effort aims to evaluate existing parks and recreation facilities to determine opportunities for improvements and additions, as well as identify new park and facility opportunities to support the recreation needs of Pleasanton residents. Burditt Consultants, LLC was engaged by the City to develop a Parks and Recreation Master Plan that addresses current and future recreation needs and is influenced heavily by stakeholder input. The following approaches were implemented in the development of the master plan:

- Standards-Based Approach - utilizing traditional park standards and evaluation of current trends.
- Demand-Based Approach - utilizing input from staff, Council, working groups, sports leagues, and the residents to identify current and future needs and desires.
- Resource-Based Approach - leveraging available land, natural features, rights-of-way, and city facilities to enhance park and recreation opportunities.

The following studies were undertaken in the development of the master plan:

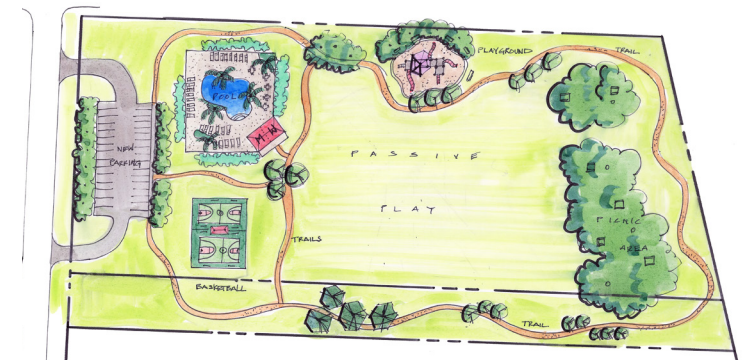
- Inventory of existing parks and facilities.
- Evaluation of available growth and demographic data, trends and projections.
- Stakeholder involvement including ongoing staff and league involvement, 2 public meetings, Council input and direction from the Parks Master Plan Select Committee.

The resulting plan was developed through the combined assessment of existing parks and facilities, two public meetings, staff and City Council Input, direction from the Parks and Recreation Select Committee, and professional experience. The Plan outlines the findings and recommendations for existing parks and facilities and provides concepts for new facilities where opportunities have been found that align with the demand and input provide by residents and other stakeholders. Each proposed improvement and addition is accompanied by statements of probable costs and annual operation cost estimates for use in City budgeting.

Growth and Demographic

Pleasanton has grown significantly in the last few years with the influence of the oil and gas industry in the region. This increase in both population and commercial and residential development has created a need to consider the carrying capacity of the City's parks and recreation facilities. U.S. Census Bureau data is somewhat out-of-date, and projections of Pleasanton's population are approximately 10,000 as of 2013. Consideration of these data along with a study of Pleasanton ISD enrollment numbers

and other sources indicates a likely population of approximately 14,000 residents in 2015. Although growth influenced by the oil and gas industry can fluctuate in rate, all indications are that the City will either remain at the current population levels or continue to grow, rather than reduce. The proximity to San Antonio is also an influencing factor, and will affect Pleasanton as its metropolitan continues to expand.



Existing Parks and Facilities

River Park

Pleasanton currently maintains and operates 2 City parks and a community center for sports, passive recreation, community events, and a variety of other activities. River Park, the flagship of Pleasanton's parks and recreation program, is a well-used facility that offers sports fields, pavilions, playground equipments, basketball courts and more. Overall the park was found to be in good condition, but heavily-used and due for some upgrades and improvements. Recommendations in the plan call for an overall renovation of the park to upgrade features to remain, provide additional sports fields, improve traffic flow, add landscaping, trails, a skatepark and other amenities. The estimated cost for complete renovation of the park is projected to be \$8,200,000 to \$9,840,000.

The Sports Complex

The existing sports complex provides 2 ballfields for Pleasanton Little League baseball and softball. The leagues has currently utilizes the fields to full capacity for all game days with their season. 2015 enrollment for the league is approximately 550 players. In order to accomodate any growth, additional fields would be needed. Observations from site inspections and reports for facility users indicate the need to address a number of issues with regards to drainage, building condition and sport-specific needs. A renovation of the existing facility to upgrade the park and improve the quality of experience is estimated at between \$1,550,000 and \$217,000.

The Community Center

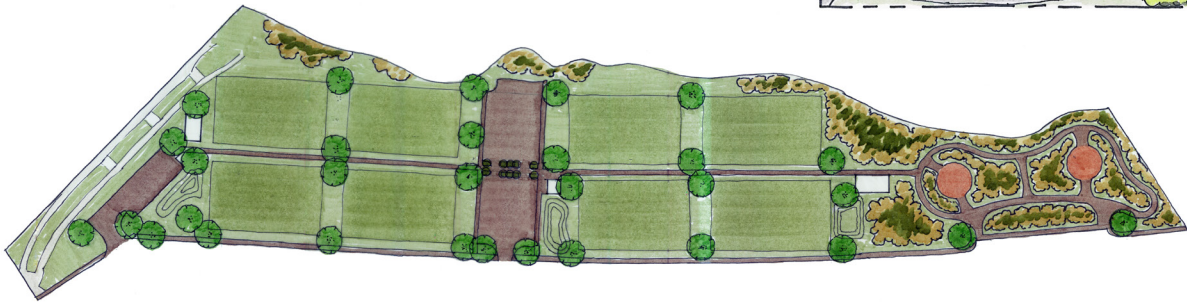
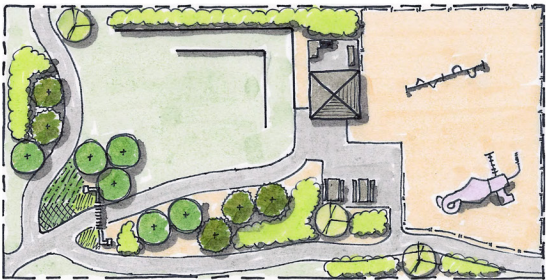
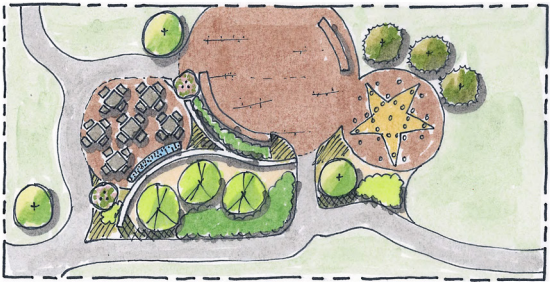
The recently complete Community Center is a welcome addition to the Pleasanton Parks and Recreation System. This facility provides ample space for meetings and events, a full commercial kitchen, storage and the state of the art in audio/

visual technology. There are no current needs for this gem of a facility.

Priority Projects

The following Priority Projects have been identified in this plan:

- Renovation of River Park
- Renovation of Sports Complex
- Development of City-Wide Trail System
- New Athletic Practice Fields and Park at Adam St. (old landfill site)
- New Neighborhood Park and Pool at 7th St.
- Recommendation for feasibility study for a future Multi-Event Center
- Recommendation for feasibility study of a future New Sports Complex



Summary of Probable Costs		
Priority Project	Probable Cost	Notes
Renovation of River Park	\$8,070,000 to \$9,680,000	
Renovation of Sports Complex	\$1,540,000 to \$1,850,000	
Development of City-Wide Trail System	\$2,170,000 to \$2,600,000	
New Athletic Practice Fields and Park at Adam St.	\$5,510,000 to \$6,610,000	
New Neighborhood Park and Pool at 7th St.	\$1,760,000 to \$2,110,000	
City-Wide Trail System	\$2,170,000 to \$2,160,000	
New Baseball Complex	\$4,420,000 to \$5,310,000	Note: Opportunities exist to combine sports facilities into a single complex and provide economy of scale with regards to select site development costs
New Football Complex	\$1,430,000 to \$1,720,000	
New Soccer Complex	\$4,540,000 to \$5,450,000	

Inventory & **Analysis**



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Inventory & Analysis	Demand Assessment	Walkability	Programs & Events	Natural Resources	Priority Projects	Implementation

Project Overview

Introduction

The Benefits of Parks and Open Space

Parks and open space are key components contributing to the quality of life for any community. These elements of the public domain provide spaces for recreation and exercise, as well improve aesthetics and ecological services such as mitigating stormwater runoff, cleaning the air we breathe and providing wildlife habitat in the urban environment. Studies have even shown that parks can increase the property values of homes in a community. “The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to parks and open space areas than for a home that does not offer this amenity,” writes John L. Crompton, a professor at Texas A&M University who has published extensive research on parks and recreation

Park Standards

Traditional park and recreation planning techniques have used standards established by the National Recreation and Parks Association (NRPA) to determine the quantity and type of amenities a city should provide. An example of such standards commonly provided by the NRPA is the overall recommendation for park acreage by population. The NRPA suggests a minimum of 6.25 to 10.5 acres of park land per 1,000 population. This standard would suggest that the City of Pleasanton should provide 87.5 to 147 acres of park land for its residents. Currently the City provides three parks with a total of approximately 80.93 acres of developed park land. Traditionally the NRPA has recommended a set of standards for minimum numbers of specific park facilities according to population (e.g.: 1 soccer field per 1,000 population), however they recognize that communities have unique needs and standards need to be used as benchmarks rather than firm rules for determining the number of facilities needed.

“All residents of the city should have access to park facilities to promote active living and enjoy the natural beauty of Pleasanton”
- *Pleasanton 2025 Comprehensive Plan*

Local Demand

The Demand Assessment phase of plan development, yielded evidence of what the residents of Pleasanton would like to see in their parks and open space. The Demand Assessment included two public meetings, meeting with the Parks and Recreation Select Committee, a survey of PISD student interests and regular dialogue with staff, sports leagues and other stakeholders.

Some key priorities from the public input include the following:

- Soccer fields are in high demand (approx. 500 players and growing).
- Football and Soccer compete for use of fields in the Fall season.
- Baseball fields are also needed with 2015 rosters of 550 players for Pleasanton Little League.
- River Park needs upgrades.
- Trails and Paths are needed.
- Skateboarding is popular, and there is nowhere to skate.
- More park space is needed.
- Amphitheatre, splash pads, shade, more pools, exercise equipment and other amenities are desired.

Although not an extensive list of wants/needs, combined with an understanding of park and recreation trends and the evaluation of current park resources in the community verifies that these are indeed priorities.

Existing Facilities

The City currently maintains a system of three parks, an aquatics facility, the Longhorn Museum and The Civic Center. River Park and the Sports Complex are both heavily used and have a variety of amenities of varied age and condition. Williamsburg Park, a neighborhood park, is expected to see increase use with future growth.

Priority Projects Identified

- Renovate River Park
- Consider development of a new sports complex
- Develop athletic practice fields on Adam St. (old landfill)
- Upgrade the existing Sports Complex
- Develop a neighborhood park on the east side of town
- Recommendation for feasibility study for new multi-event center
- Develop city-wide trail system



Methodology

The Parks and Recreation Master Plan was developed using a three-fold technique that follows general methodologies accepted by TPWD for local park master plans and by the Department of the Interior for local park system Recovery Action Plans (RAP). The following approaches were implemented:

1. Standard-Based Approach – uses standards established by the local jurisdiction (Pleasanton) to determine the quantity of park facilities required to meet the City’s needs a given population. Standards are usually expressed as the quantity of park facilities needed to adequately serve every 1,000 citizens of the City.

Standards are established to provide the level of service that the particular jurisdiction believes is most responsive to the amount of use and interests of its citizens. This plan establishes individual standards for the City.

2. Demand-Based Approach – uses public meetings, participation rates, league usage data, and a student survey to determine how much the population uses and desires certain types of recreation facilities.

3. Resource-Based Approach – is based on the usefulness of available physical resources to provide recreation opportunities. For example, the City’s street rights-of-way, floodplains, and drainage corridors provide opportunities for trail connections.

All three methods are important in their own manner, but individually do not represent the entire picture. The assessment component of the project utilizes all three methods to determine what types of recreation facilities and park requirements are needed.

Typical assessments evaluate Level of Service (LOS). While this is important, we believe it is

also critical to also understand and evaluate the Quality of Service. QOS evaluation requires intense community involvement and yields critical information of how the facility or park amenity is performing according to the expectations of citizens overall. Quality of Service is most easily identified through conversation. Engaging park users is the most direct method of understanding the user experience for a given facility.

As national guidelines and standards are based on demographic trends rather than specific local desires, they must be fine-tuned to meet local conditions. It is important to recognize that national standards are simply guidelines or benchmarks that are intended to serve as a starting point for park planning. Each city has its own unique geographic, demographic, and socio-economic composition, and as such, the arbitrary application of national standards, as is often done, would not necessarily meet the needs of Pleasanton.

Inventory and Analysis

The inventory phase includes inspection of the City’s existing parks and recreation facilities to determine overall condition, maintenance needs, and opportunities for additions/improvements. Observations of site, equipment and facility conditions are noted.

In addition to the City’s facilities, recreational facilities provided by other entities are noted to identify service gaps, duplication of service and to gather a complete picture of recreation in Pleasanton.

Demographics, Growth and Trends

A key component of any master plan is understanding patterns of growth in the community and region. Pleasanton is growing faster than the U.S. Census Bureau can keep up with. Anecdotal assessments

of the City’s growth in population, combined with data from Pleasanton ISD enrollment, local business observations and other sources provide a more realistic understanding of the size of population and potential recreation needs.

Regional, state and national trends in recreation are also considered, as the types of facilities and activities desired by the public are ever-changing.

Priority Projects and Implementation

The results of data collection, analysis and stakeholder input result in the identification of priority projects for enhancement of Pleasanton’s parks and recreation system. Some of these projects are recommended to provide upgrades and improvements to existing facilities, whereas others are opportunities to add new features to the parks system that address growing needs for recreation. Projects have been studied to determine feasibility and probable costs to the level of detail appropriate at the conceptual level. Further study during a “design development” phase with a planning and design consultant will be needed to further vet the details, programming and costs for a given project.

Some of the identified “priority projects” within this plan are defined in terms of program (i.e.: the number and types of facilities needed), but do not identify specific locations for development. The planning of land acquisition for City projects requires savvy on the part of decision makers in order to avoid negatively influencing the prices of land and inhibiting acquisition opportunities.

Growth and Demographics

Planning for the Future of Pleasanton

The City of Pleasanton has experienced significant growth in recent years. Most of this growth has occurred since the 2010 U.S. Census was conducted, and of that, most in the last two years. The growth in Pleasanton is heavily influenced by the oil and gas industry’s recent exploration and production of the Eagle Ford Shale, and is not reflected adequately in population estimates provided by the U.S. Government. The most recent Census Bureau estimates give Pleasanton a population of approximately 9,512 residents.

To adjust population estimates with “on the ground” data, Pleasanton ISD enrollment for the 2014–2015 year was evaluated. PISD claims an enrollment of 3,441 students from Primary to High School levels (excluding School of Choice enrollment). Using the Census Bureau’s estimate of 28.7% of the population being under 18 years of age, the PISD enrollment figures can be used to estimate an approximate total population of 11,989 residents.

Considering the influence of the oil and gas industry on growth, and the relative age of many of the workers, school enrollment figures may not adequately reflect the actual population of the City. City Administration estimates a population of approximately 14,000.

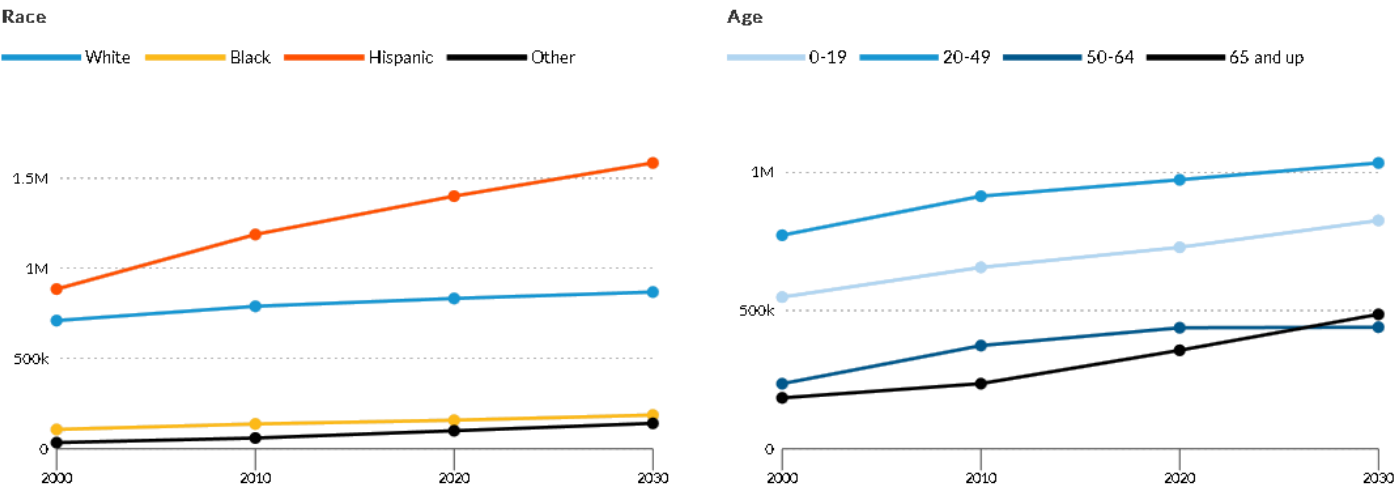
Key Message:

- Pleasanton is predicted to continue growing.
- Adults in their 20’s and children represent the fastest growing age groups in the next 15 years.
- Hispanics represent the racial group in the area and warrant a plan that is addresses cultural needs and intentions.

People QuickFacts	Pleasanton	Texas
Population, 2013 estimate	9,512	26,505,637
Population, 2010 (April 1) estimates base	8,940	25,146,104
Population, percent change - April 1, 2010 to July 1, 2013	6.4%	5.4%
Population, 2010	8,934	25,145,561
Persons under 5 years, percent, 2010	8.1%	7.7%
Persons under 18 years, percent, 2010	28.7%	27.3%
Persons 65 years and over, percent, 2010	14.3%	10.3%
Female persons, percent, 2010	52.5%	50.4%

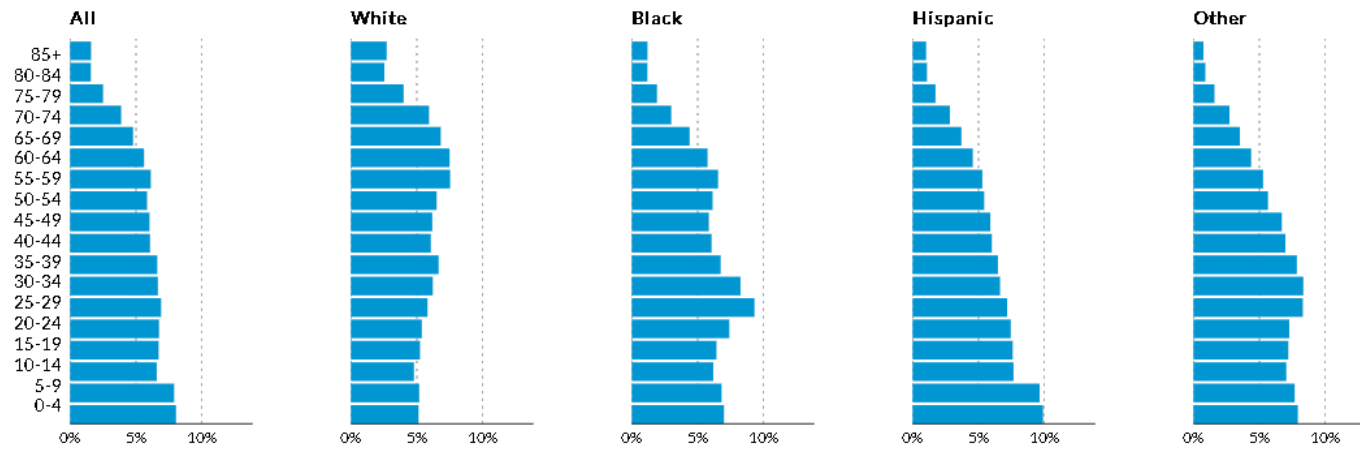
Age and Race Trends, 2000-2030

Distribution of age and race from 2020 to 2030. Data from 2000 to 2010 are actual values and do not change when different birth, death, and migration rates are selected.

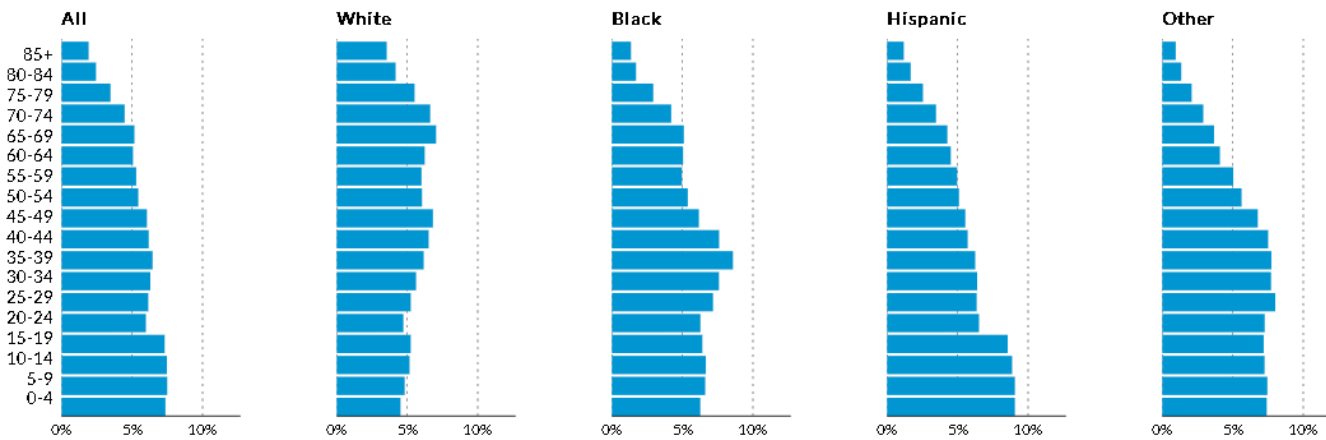
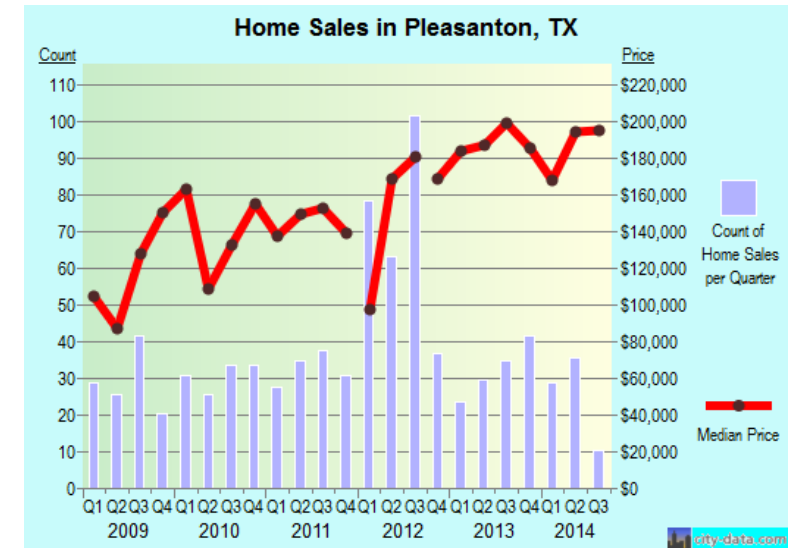


The Urban Institute’s study “A Tour of American’s Futures” predicts significant growth for the greater San Antonio Metropolitan Area, which includes Pleasanton. Of particular note is the highest predicted growth rate of people in the “0 to 15” and “20 to 49” age groups. The map below shows the study area for these data.

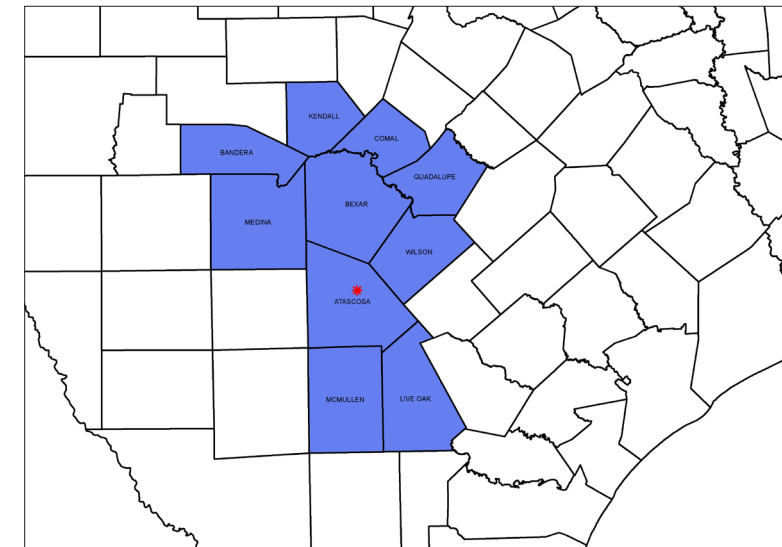
Inventory & Analysis 01



The Urban Institute's 2020 population estimates for the study area.



The Urban Institute's 2030 population estimates for the study area.



"A Tour of America's Futures" Study Area

The Urban Institute's study A Tour of America's Futures, estimated population dynamics for a 10 county area in South Texas, including Atascosa County, through the year 2030. Most notably, the largest growth by the year 2030 is in the 20-40 year old age group. The most significant growth categorized by race is estimated to be "Hispanic"

with an estimate increase of over 200,000 new residents to moving to or born within the study area. From a planning perspective, it will be important to consider the types of recreation activities that may be particular for active lifestyles and Hispanic families, such as outdoor sports, fitness opportunities, and cultural events or preferences.

Trends in Recreation

Keeping Up with the Times

The world of parks and recreation is an ever-changing landscape. Some programs, facilities and activities remain popular through the ages, while changes in technology, interests, popular culture and local or regional demographics and economy can heavily influence the demand for certain types of programs and amenities. For instance, the “kiddie pool” has been replaced by the splash pad as the most desirable aquatics facility for young children. The standard slide and a swingset style of playground has been, if not replace, at least supplemented by the wide range of play equipment options available in the marketplace that offer enhanced play value, accessibility and attraction.

Current Trends

Current trends in parks and recreation across the nation are leaning towards health-oriented activities. A key factor for encouraging healthy, active lifestyles is providing access to parks and facilities.

Walkability

Research demonstrates that people who have easy access to parks are 47 percent more likely to walk at the daily-recommended level than those who do not have easy access. Moreover, when the distance from a park doubles, the likelihood of park use decreases by almost 50 percent.¹

Fitness Opportunities

The City of San Antonio recognized the need to provide fitness opportunities with their parks. Originally installing fitness equipment at 14 parks turned out to be a great success. These additions were well-received by the community and resulted in the installation of additional fitness equipment at 14 more parks in the city.²

“If your city doesn’t have a skatepark, it is a skatepark.” - Skaters for Public Skateparks

“San Antonio’s hotter climate allows residents to use the fitness stations year-round, providing a free alternative to joining a traditional gym.” - NRPA²

Social Media

The means by which residents and visitors find information about a city’s parks, facilities and programs is evolving. Where once the City’s website may have been the go-to portal for disseminating important information to residents, social media has rapidly become the most effective tool. The City of Pleasanton has active participation on Facebook to provide updates about the aquatics facility and Longhorn Museum. Facebook and other platforms such as Twitter, Pinterest and Snapchat can provide access to a captive audience of followers to provide updates about programs and activities and promote events, with less effort than is needed to update a website. While the social media platforms change in popularity and usefulness, some important tips can help to reach users effectively and keep them engaged:

- Keep the content light - Talk more about the community and less about the City. Keeping posts brief makes them easy to read, “like” and forward to friends.
- Diversify - Maintain a variety of platforms for communication. Social media platforms can become less popular to some audiences over time.
- Keep em’ coming back - Offer incentives to keep up with the City such as occasional give-aways or prizes for participating in surveys and other activities.

Skateparks

Across the nation and here in the Lonestar State, skateparks are gaining popularity in communities. In recent years, revisions to the Texas Statutes - Civil Practices and Remedies Code: Chapter 75. Limitations of Landowners’ Liability⁷, limited the liability of municipalities with regards to public skateparks. This triggered a boom in the number of city-owned skateparks in the state. At last count, approximately 212 skateparks in Texas, most of which are municipal facilities. The sport of skateboarding is popular for its ability to allow for individual achievement, healthy activity, and social environment. The sport has reached the level of professionalism that other “extreme” sports have worldwide.

Skateboarding was the third favorite youth outdoor activity in 2010, according to a topline report from the Outdoor Foundation. The organization reported that there were 329 million total outings for youth ages 6 to 24, with each skateboarder averaging 61.3 outings. According to Skaters for Public Skateparks, skateboarding is the third most popular recreational activity for kids between 6 and 18 years old—kids who will be skating in streets and parking lots if they have no designated spot to congregate. As the organization states on its site, if your city doesn’t have a skatepark, it is a skatepark.⁵



Right: Local Pleasanton skater utilizing homemade equipment at River Park.

Inventory & Analysis 01

Art Walks & Public Art

A growing trend in communities across the country is the inclusion of the arts in parks and recreation programs. Cities are providing space and opportunities for the creation of public art in the form of sculptures, murals, decorative benches and more on city property to enhance parks and facilities. Sculptures can become play structures with proper design and consideration for safety and location. Sculptures can serve as a backdrop to other park features or as climbable elements that encourage social play and imagination. Other public art may be decorative in nature and can serve to provide insight into local culture and history. Many cities will commission artists for specific projects or even host a competition upon which a winner will have their work permanently on display at public parks or facilities.



Standards Analysis

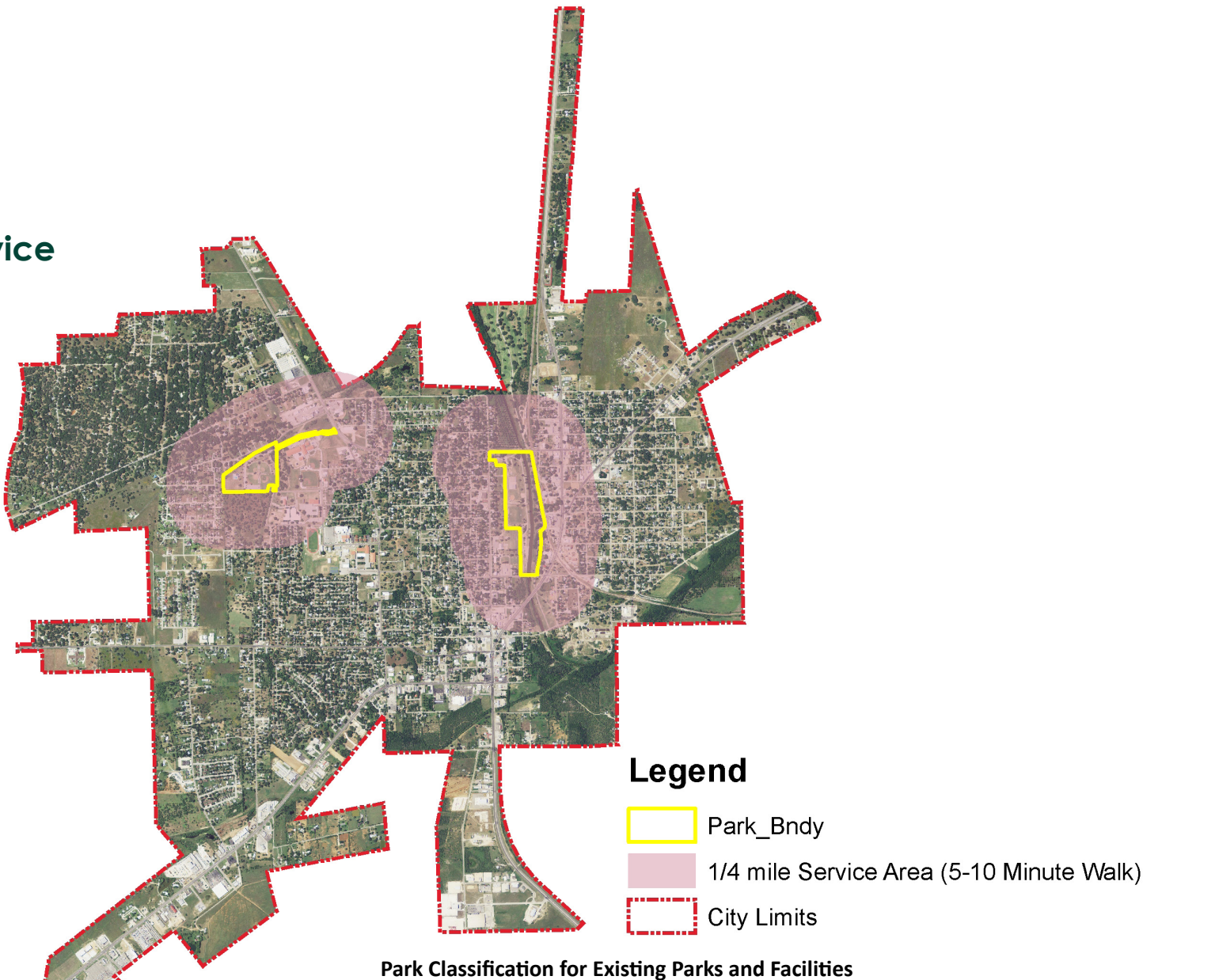
National Standards and Level-of-Service

The National Recreation and Park Association (NRPA) published *Recreation, Park and Open Space Standards and Guidelines* which includes criteria for the provision of parks and recreation facilities and open space. The criteria are based on a national survey of municipalities of all sizes and geographic regions.

These standards offer guidance to municipalities for parks and recreation planning. The NRPA offers these standards and guidelines as a starting point and benchmark for communities to plan from. As with all communities, Pleasanton has unique characteristics that require consideration of local demand for parks and recreation facilities that reflects the values and interests of residents in addition to the recognized standards.

The National Recreation and Park Association (NRPA) recommends creating a park classification system that categorizes parks based on use, size, and service area. Examples include neighborhood parks with 1/4 mile service areas (5-10 minute walk) versus community parks with 1 mile or more in service area.

The City of Pleasanton is unique in that there are only two parks that are servicing a relatively small city. Both parks serve as community parks. Due to the small size of Pleasanton, evaluating the parks based on a 1/4 mile service area allows for determination of “service gaps” where pedestrian users do not have adequate access to recreation facilities.



Park Classification for Existing Parks and Facilities

Park/Facility	Classification	Service Area	Desirable Size	Acres/1,000 population
River Park	Community Park	Several neighborhoods. 1/4 mile radius	25+ acres	5.0 to 8.0 acres
Sports Complex	Community Park	Several neighborhoods. 1/4 mile radius	25+ acres	5.0 to 8.0 acres
Civic Center	Special Use Facility	Varies	Varies	Varies
Longhorn Museum	Special Use Facility	Varies	Varies	Varies
Williamsburg Park	Neighborhood Park	1/4 to 1/2 mile radius to serve a population up to 5,000 (a neighborhood)	15+ acres	1.0 to 2.0 acres
Proposed 7th St. Neighborhood Park	Neighborhood Park	1/4 to 1/2 mile radius to serve a population up to 5,000 (a neighborhood)	15+ acres	1.0 to 2.0 acres
Proposed Adam St. Athletic Practice Fields	Community Park	Several neighborhoods. 1 to 2 mile radius	25+ acres	5.0 to 8.0 acres
Recommended New Sports Complex	Regional Park	30 minutes to 1 hour drive	200+ acres	Varies
Recommended New Multi-Event Center	Regional Park/ Special Use	30 minutes to 1 hour drive	200+ acres	Varies

Comparison of NRPA Standards for Facilities in Pleasanton

Pleasanton Facilities

Facility	Space Requirements	Recommended Size and Dimensions	Recommended Orientation	Units per Population	Service Area Radius	Location	Current Inventory	Need Based on current Population
Basketball								
Youth	2400 - 3036 sf	46-50x84ft	long axis north-south	1 per 5,000	1/4 to 1/2 mile	outdoor courts in neighborhood and community parks	6	3
High School	5040 - 7280 sf	50x84ft	long axis north-south					3
Baseball	1.2 - 3.85 acres	Bases – 60'-90', Mound – 46'-60', Foul – 200'-320', Field radius –250' – 400'	homeplate to mound east-northeast	1 per 5,000	1/4 to 1/2 mile	community park with lights	4	3
Soccer	1.7 ac.-2.1 ac.	195'-22' X 330'-360'	Northwest/Southeast	1 per 5,000	1 - 2 miles	Number of units depends on popularity. Youth soccer on small fields adjacent to schools or neighborhood parks.	1 formal field, 12 temporary fields at airport	3
Softball	1.5 ac. – 2 ac.	Bases – 60', Mound – 46', Field radius –225'-275'	Home plate to mound – East/Northeast	1 per 5,000	1/4 to 1/2 mile	Slight differences in dimensions for 16" slow pitch. May also be used for youth baseball	1	3
Swimming Pool	1 ac. – 2 ac.	Teaching – 25 yds. X 45', Competition –25m X 16m, Deck ratio – 2:1	Lifeguard stations face east, south or north	1 per 20,000, Room for 3 to 5% of population at one time	15 to 30 minute travel time	Pools for general community use should be planned for teaching, competitive and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community park or school site.	1	1
Volleyball	4,000 sf	30' x 60'	North/South	1 per 5,000	1/4 to 1/2 mile	School or recreation facility	1	3

The standards established by the NRPA were once the primary factor in determining adequate park space for a community. Current recommendations are to use these standards only as a benchmark while determining the appropriate amount of park space for a specific community. For Instance, although the standards calls for 3 soccer fields, local demand in Pleasanton indicates a need for a minimum of 12 -15 acres of fields of varying sizes including U8, U10, & U13. Field sizes vary depending on annual program, however adequate land is critical.

Parks and Facilities Inventory

Sports Facilities

Pleasanton is home to a population of very active children engaged in a variety of sports and activities. The City recognizes the need to support these children by providing both the quantity and the quality of facilities necessary to accommodate current and future demands.

Soccer and Baseball/Softball stand out as the most widely popular sports with approximately 490 players in soccer leagues, and 550 players in Little League Baseball and Softball in 2015. The local leagues serve children from nearby communities but are largely comprised of Pleasanton residents. Texans Soccer, a select league, plays year-round and is growing in size each year.

The Pleasanton Sports Complex

The existing sports complex is a well-used facility that provides 5 fields for tee-ball, baseball & softball. The facility includes bleachers, a concession stand, restrooms, playground equipment and a walking path. Overall, the facility is in good condition, with a few opportunities for upgrades. Among the issues identified by members of the sports leagues are the following:

- The areas behind the dugouts need to be fenced off for batter warm-up activities to prevent conflicts with spectators.
- Field #1 dugouts are below ground level and hold water after rain events.
- The fields need re-grading to address drainage.
- The concession stand and pressbox need replacement.
- Restrooms need updating.
- The bleachers should be on concrete pads to facilitate cleaning of trash/debris.
- Need 4 new scoreboards.
- Need more shade.

Observations made on-site align with the comments made by park users. Additionally needs identified include the following:

- Need to replace non-functioning water fountains.
- Need to replace torn outfield fence netting.
- Need to replace broken trash receptacles.

Capacity

The current sports fields, along with 1 additional softball field at River Park, support a large and growing number of participants. The Pleasanton Little League reports 2015 enrollment of a total of 550 players with 11 teams playing softball and the remainder playing baseball. Current use of the fields during the 3 month game season is a full capacity with no room for growth.



The City's existing sports complex offers three 200' baseball fields, one 300' softball field, seating, concession stand, restrooms, playgrounds, and a walking path. A new field is under construction on property adjacent to the complex.

Current Sports Rosters

League	# of Players	Year
Tri-City Soccer	450	2014
Texans Soccer	40	2015
TIFA Football	130	2014
Pleasanton Little League (Baseball & Softball)	550	2015



River Park Ballfield & Multi-Use Field

The ballfield and multi-use at River Park are heavily used by local leagues for softball and soccer. Overall, the fields are functional, but in need of some upgrades.

An inventory of sports fields features at River Park includes:

- 225’ Ballfield
- Concession Stand
- Restrooms
- Bleachers
- Press Box
- Multi-Use Field
- Bleachers
- Covered Team Seating
- Sports Field Lighting

Observations from park users and site inspections are as follows:

- Ballfield backstop is rusted
- Ballfield outfield fence is too low
- Restrooms are dirty and worn, but functional

Recommendation: Upgrades to the sports fields at River Park should be made as a component of an overall park renovation. The sports leagues require a zero net loss of game and practice fields during their seasons. Consideration should also be made of adding additional practice fields for baseball, softball, soccer and football.



View of the River Park sports fields as seen from Unmanned Aerial Vehicle. The fields are in overall good condition and well used, however some upgrades are needed.

Parks and Facilities Inventory

Sports Facilities

Soccer Capacity

Pleasanton's current soccer program primarily uses land adjacent to the airport for game fields. The approximate 10 acres of land that is regularly maintained for these games will not be available in the future with planned expansion of the airport. Game play at the airport fields is not ideal, due to uneven playing surface, varied turfgrass species and excessive grass burs. A minimum of 12-15 acres of fields are recommended to accommodate existing soccer program, with additional land needed for adequate parking, concession and open space.

When choosing a location for future soccer fields, as with any sport, it is important to consider the logistics of game play for tournaments and regular game days. It is not ideal to have game fields scattered throughout a community, as parents will often be required to transport children of different ages to different locations in order to play. The most feasible solution is to plan for a single soccer complex at a location that allows for all fields, parking, and auxiliary facilities to be in one place.

Proposed Stand-Alone Soccer Complex

Within the *Priority Projects 06* section of this plan, a proposed new soccer complex is presented that offers a prototypical 46 acre facility with capacity for 19 soccer fields including the following:

- 2 fields at 390'x300'
- 1 U-12 field
- 6 U-10 fields
- 6 U-8 fields
- 4 U-6 fields

Also included in the proposed soccer complex is parking with 680 spaces, a concessions/restrooms/storage building, bleachers, lighting, irrigation, fencing and common area landscaping. The complex would be capable of supporting current and projected future soccer game needs including tournament opportunities. An alternative to



The approximate 10 acres of land near the airport currently used for soccer fields will not be available in the future. This presents an immediate need for a new location. It should be noted that the current location does not offer paved parking, restrooms, concessions or lighting.

development of a stand-alone soccer facility is to incorporate the new fields into a larger community facility that provides recreation for a variety of uses. Estimated costs for a stand-alone soccer complex meeting the expectations for quality in Pleasanton is approximately \$4,540,000 to \$5,450,000.

Soccer Complex at Multi-Event Center

A separate feasibility study was conducted to consider the potential to develop a Multi-Event Center capable of providing for a variety of community events such as rodeos, concerts, and many others. Included in the proposed Multi-Event Center is a 25 acre soccer complex with a total of 19 soccer game fields of varied sizes, along with bleachers, restrooms, pavilions, concessions, maintenance shed, and parking. The

site would share parking with the other facilities on the site and provide for some economy during development with shared costs of infrastructure, site mobilization, design and construction markup. The estimated cost of the soccer-related portion of the site is approximately \$3,100,000 (not including contingencies, overhead, testing and other costs). Projected costs for parking, infrastructure and general site work would be shared with development of the other event center facilities such as the rodeo arena and amphitheater.



Soccer Complex

- 25 acre complex
- (2) 300' x 390' Soccer Fields
- (1) 180' x 300' Soccer Field (12 yrs and under)
- (6) 130' x 200' Soccer Fields (10 yrs and under)
- (6) 100' x 130' Soccer Fields (8 yrs and under)
- (4) 50' x 70' Soccer Fields (6 yrs and under)
- (1) 180' x 360' Football Field
- Field Lighting
- Bleachers
- Pavilions
- Concessions
- Restrooms
- Maintenance Shed (60' x 80')
- Irrigation
- Parking

Soccer Complex at Multi-Event Center - a new 25 acre soccer complex as a component of a proposed Multi-Event Center would consolidate all soccer games at a single location

Parks and Facilities Inventory

Civic Center

Civic Center

The new Civic Center was constructed in conjunction with the Public Library and offers meeting space for a wide variety of events such as wedding receptions, conventions, corporate meetings, club meetings, baby showers and other events.

A large 12,000 square foot space provides room for up to 545 guests with tables and seating, a large moveable stage, full audio/video capabilities including drop-down project screens and equipment and a full-sized commercial kitchen. The smaller meeting room provides space for up to 65 guests with high-quality furnishings as well.



The Pleasanton Civic Center has a meeting room with a capacity for 65 users that is available to reserve for meetings and events.



The main room of the Civic Center offers a large event area with a maximum capacity of 545 persons. The Civic Center provides modern audio/visual equipment for presentations, music and other activities, as well as a kitchen.

Parks and Facilities Inventory

Longhorn Museum

In 1964, Dr. Ben and Mona Parker began collecting artifacts and displaying them in the windows of their local radio station, KBOP, on Main St. in Pleasanton, Texas. The idea of promoting local history caught on with others and new and old items were added regularly.

In 1976, the Parkers purchased the old Odd Fellows Hall built in 1875 across the street from the radio station. They moved their enormous collection into this building. On August 1, 1976, the Longhorn Museum opened its doors. The museum soon outgrew this building. With many donations from local businesses, fund raisers, and the Parker's investment of \$28,000.00, a large, new building was built on Hwy 97 East.

On March 1, 1983 the Longhorn Museum began full time operation. Because of the Parker's generosity, they made the decision to donate the Longhorn Museum to their beloved city, and the city of Pleasanton assumed operation responsibilities. Source: Longhorn Museum Society

The museum has once again reached capacity, as donations of historical items continues. The City recognizes the need to consider renovations to the existing building or development of a new location to address needs for storage, exhibits, and parking. The walls of the museum are packed with items and exhibits completely, with little room for storage or additions. Parking is reported to be insufficient during peak visitation. The property offers little opportunity for expansion of the building or parking lot to any significant degree due to site geometry/size and presence of majestic Live Oaks immediately adjacent to the building. Essentially the museum has outgrown its current home.

The current site utilization of the 3.0 acres of property is approximately 64%. This means that 64% of the property is currently comprised of buildings, pavement, or tree critical root zones (the minimum area of the tree's root system to protect during development). The remaining 1.08 acres of property includes small areas between the highway and trees, and two areas in the back (western) side of the parcel.

The City will ultimately need to decide whether it makes more sense to expand the existing museum to accommodate growth and/or improvements to exhibits or to consider relocating to a new site. In order to determine the ideal amount of building space, building type, parking needs and outdoor space, a programming process should be undertaken with an architect.



Developed or Unsuitable Areas

Usable Space



Parks and Facilities Inventory

Aquatics Center

Facility and Programs

The City operates an aquatics facility at 1414 Downing Dr. for residents that offers swimming and programmed activities. The facility is seasonally staffed with certified lifeguards, a water aerobics instructor, cashiers to provide free swim during the summer months, as well as swimming lessons, water aerobics and hosting of private parties. Concessions are available along with showers and lockers. A small wading pool is available for toddlers with a maximum depth of 2 feet.

Condition

The 45 ft x 80 ft pool was recently re-plastered and is in good working condition. A lift was added in 2014 to facilitate pool entry for disabled residents. Another recent addition is the construction of a pergola to offer more opportunities for shade. The concession, office and electrical equipment are all housed in a single building, leaving a need for additional space. The showers and locker are due for upgrades as well. The existing shade sail is in working condition but is showing signs of wear.

Needs

The pool is a welcome facility during the hot South Texas summers. The primary needs for the facility are new concession/restroom/showers and a separate space for electrical equipment. Trends in aquatics facilities across the nation are moving away from wading pools in favor of splash pad style facilities. Splash pads offer a wide variety of low-maintenance features that can be operated without additional staffing needs. Many communities are opting to replace wading pools with splash pad equipment. Splash pads can be incorporated into existing aquatics facilities and designed to require no staffing to operate. This translates into lower operating costs.



Water Aerobics is a fitness workout that incorporates lots of fun into a full body workout. Classes are taught in shallow water by an instructor that will help you improve your agility, flexibility and cardiovascular endurance. Source: pleasantontx.org

Inventory & Analysis 01



Splash pads, such as this one at River Park in Sugarland, Texas offer a great way for kids to cool off during the summer.



The Pleasanton Swim Team currently is using the pool in Palo Alto for practice, as there is not an Olympic-sized facility available (50 meters x 25 meters). Providing this capacity should be considered with any new aquatics facilities in the future.

Parks and Facilities Inventory

River Park Inspection and Observations

River Park, also known as Veterans Memorial Park, is the most popular and widely-used facility in Pleasanton. The approximate 45 acre park is situated along the Atascosa River in the heart of Pleasanton. The park offers a variety of amenities including playgrounds, a baseball field, a multi-se field, basketball courts, pavilions, restrooms and open space. The park is used not only for passive recreation, but also hosts major events in town such as “Cowboy Homecoming” and “Turn and Burn”, which turn out crowds in the hundreds and sometimes thousands.

River Park gets its name from the Atascosa River that offers a pleasant water feature for fishing and enjoyment. The river captures recycled water from Poteet and rainwater from Lytle, thereby maintaining a relatively consistent water level. Without these water sources and augmentation from the Pleasanton’s recycled water program, the river would have very little stream flow. In addition to augmenting river levels, the City has plans to utilized its own recycled water for irrigation of the landscape at River Park, the proposed Adams St. sports fields, and possibly at City Hall and nearby facilities. The need for water conservation in Pleasanton cannot be overstated and should be considered during all future development projects.

Inventory of Park Features

River Park provides the following features and amenities:

- Large Pavilion (100’ x 160’)
- Small Pavilion (30’ x 40’)
- Newly Reconstructed Playground
- Additional Play Structures
- 6 Basketball Courts
- Covered seating/vendor area
- Restrooms
- 225’ Baseball/Softball Field (with amenities)
- 300’ x 385’ Multi-Use Field (with lighting)
- Picnic Areas



View of the large pavilion, basketball courts, playground and restrooms at River Park.



View of the Friends of the Park Playground at River Park.

Inventory & Analysis 01



The large pavilion offers approximately 16,000 square feet of shelter for recreation and event activities such as the Turn-n-Burn barbecue cook-off.



The newly reconstructed Friends of The Park Playground. The play structures were custom built using lumber and timber, creating a unique play experience for park visitors.



Small picnic areas such as this one on the south end of the park take advantage of the scattered Live Oaks for shade.



View of the Atascosa River within the park. The river bank has moderate drop-offs ranging from about 2-4 feet. Residents have expressed a desire to make banks more accessible for kayaks and fishing.

Parks and Facilities Inventory

River Park Inspection and Observations

River Park was inspected with regards to overall condition, maintenance and upgrade needs, and opportunities for additions and improvements. The park is the frequently visited by many residents on a daily or weekly basis. The site is also the primary location for community events.

Recent improvements to the park include the newly re-constructed Friends of the Park Playground and sand volleyball court, both which have been received positively.

The park grounds show signs of wear from heavy traffic and parking in turfgrass areas. Some areas contain low spots where ponding of rainwater occurs. An open ditch crosses the park on its way to the river. This presents an opportunity for possible installation of a box culvert to bring the drainage underground thereby opening up space for future improvements such as parking or other amenities as a component of park renovation. The parking and drives are aging and in need of replacement or resurfacing in the future. Restrooms in the park are aging and in need of replacement. Park visitors have indicated an aversion to using these restrooms unless in dire need. The small pavilion is in fair condition and still functions as intended. The large pavilion is large and utilitarian in function, but is the center of community events and provides much-needed shade.

Improvements to River Park can be made in a piecemeal fashion as needed or as a complete renovation of the park. Addressing drainage issues, traffic flow and parking generally warrant consideration of a complete renovation rather than as a smaller project.



Inventory & Analysis 01

Site photos from site inspection - 3-11-2015



Demand **Assessment**



01

Inventory &
Analysis

02

Demand
Assessment

03

Walkability

04

Programs &
Events

05

Natural
Resources

06

Priority
Projects

07

Implementation

Stakeholder Input

First Public Meeting - 2/3/2015

The City of Pleasanton held a series of two public meetings to gather much-needed input regarding residents values, interests and needs for parks and recreation facilities and programs in the community. The first meeting was held at the Civic Center on February 3, 2015 at 6:00 p.m..

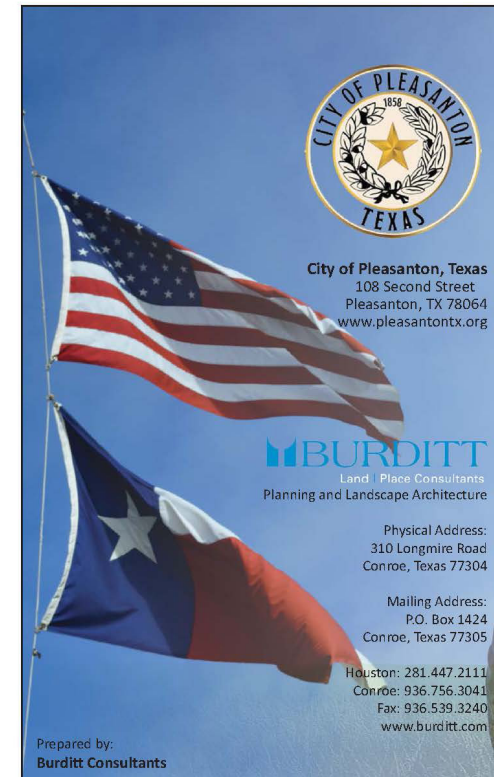
The meeting had a turn-out of 22 residents who were seated in small groups of 4 to 6 participants. The working groups were provided with four general topics to help guide discussion about the following areas of interest:

- Athletics & Outdoor Activities
- Open Space, Natural Areas & Trails
- Programs and Indoor Activities
- Art, Culture & History

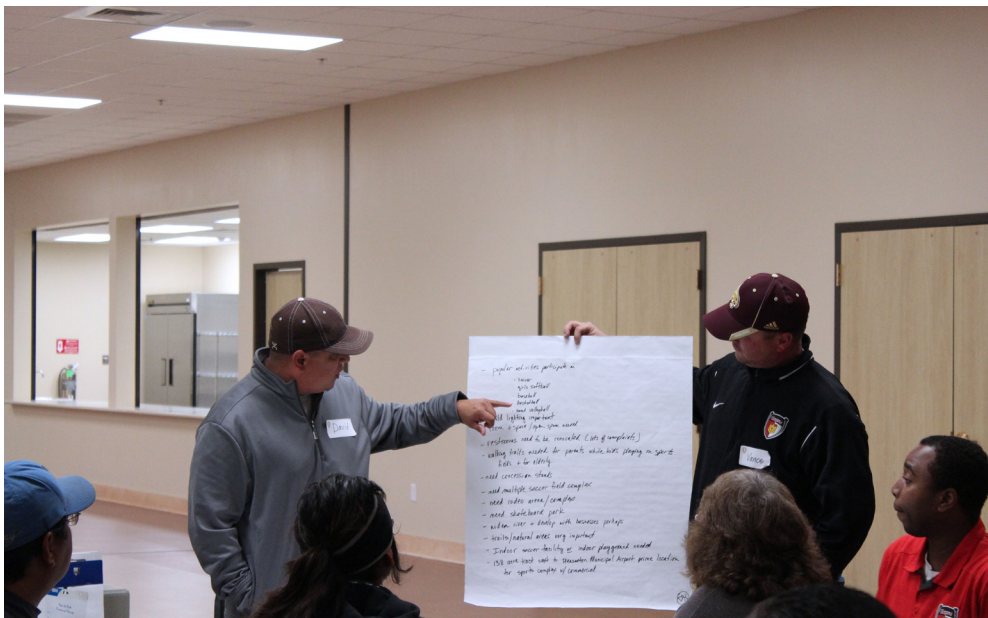
At the conclusion of the group discussions, a representative from each table presented to the larger audience a summary of the findings, ideas, and key priorities identified by their groups.

The range of topics discussed at the meeting varied widely, with interest in many subject areas. Among the most notable were the following:

1. Need for more sports fields for games and practice
2. Need for walking and biking opportunities
3. Need for general upgrades to existing parks and amenities
4. Need for additional and modern amenities, such as skateparks, splashpads, event venues, etc.
5. Need for more swimming opportunities



Demand Assessment 02



Participants in the public meeting were organized into small working groups. Each group worked through a series of topics to determine their priorities for parks and recreation. At the end of the meeting, each working group presented a summary of their priorities, interests and concerns to the larger audience.

Public Meetings

Comments from First Public Meeting - 2/3/2015

SPORTS FIELDS

- Need Soccer Fields
- Need Football Fields
- Need Baseball Fields
- Need Volleyball Courts
- Everyone uses the Volleyball Court at Sonic
- Enhance Score Boards
- Have 1 field for all three sports: Baseball, Soccer & Football
- Existing fields to be used as tournament
- Airport fields will be removed
- Baseball Country – T-Ball / Coach Pitch may be built next to pool
- Field #1 deep center field not needed – practice / batting cages
- Enlarge concessions at senior field
- Get rid of all the stickers in parks/fields
- Add batting cages at Sports Complex
- Soccer Field
- Football Field
- Youth development is priority for recreation in community
- Year around needs for youth programs
- Teaching life lessons through sports is key for group – sport is just mechanism to do that through.
- Concession stands
- Need multiple soccer fields
- Girls softball complex
- Concession Stands
- Losing current soccer fields by airport – 450 kids without place to play
- Sports Practice and play fields
- Soccer
- Stickers at airport
- Closer Fields
- Level Fields Needed (Safety)
- Airport, future fields

- Complex – Needs more play space
- Complex - No one plays on the shuffle board
- Complex - Batting Cages
- Complex - Better play recreation

PARK AMENITIES / ACTIVITIES

- More BBQ Pits
- More Picnic Tables
- Need Shade
- at complex too
- More Playscapes
- Floods Easily
- Wants Movie in the Park
- Amphitheater
- River Park – Fence to short
- Wood posts need to be replaced
- Develop other side of park
- Maintenance
- Trash disposal
- Fences
- River Walk
- Paddle Boats
- Kayaking in River
- Fishing via widening river
- Riverwalk interest like San Antonio w/ business along the sides

- Kayaking
- River Enhancement
- Grass and weeds
- Bank slopes improvement
- Boardwalk
- Amphitheater – outside
- Movie nights (Spanish Chamber of Commerce)
- Events, plays, music venue
- Wouldn't have to drive to San Antonio
- Water Park / Splash Pad
- Picnic Areas
- Fishing
- Upgrade Pavilion for Events
- Pickleball – Family Friends Games
- Need a little bit of activity for everyone
- Convert tennis courts into Splash Pad – concrete pad
- Or Splash Pad between Pavilion & Baseball Fields
- Western themed improvements



TRAILS

- Bike Trails / Walkways – Connections through the City (Havala Road)
- There will be an easement for trail connection at Pecan Orchard
- Create trail from Country Club to Main St. – Big Circle
- Walking Trails
- Bike Trails
- Pedestrian Cross Walk
- Hike/Bike trails w/ exercise stations
- Trails are very important – especially for parents when kids are playing sports. Parents can walk the creek while kids play.
- Every park should have trails
- Needs to have handicap accessible
- Walking areas
- Pecan Orchard needs trails and to cross river
- Jogging Path / Exercise
- Walking along the river
- Favorable to trails
- Utilizing existing drainways/creeks/100-yr flood plain areas for connectivity

SPACE

- More Space
- Room and Space
- Need more open space
- If space is available on East Side, they will use it
- Utilize existing landfills for ball field practice
- Colewell / Hunt – Area possible for fields
- Acquire property at existing park for soccer / football
- Work with school to enlarge / other field
- Possible Land Development - North of 97 – 16” Waterline to Club Circle
- More soccer fields but need land acquisition
- 100 yr flood plain is very acquirable and developable for soccer fields
- Little League HUGE in the area. Need more fields

- 138 acre tract next to Pleasanton Municipal Airport prime location for sports complex with commercial
- Area all around Airport is the most opportune spot to acquire land for soccer complex
- Bruce says “Parcels at River Park have been talking with 3 landowners to use/buy land next to park property”
- Is it an advantage to purchase and develop on the property?

INDOOR FACILITIES

- Recreation Center
- Elderly users need facilities to use
- Indoor playground or covered
- Table games
- YMCA cooperation for programs
- Need club meeting space
- Can schools be used when it is closed?
- Basketball
- Cover pavilion or similar
- Bay doors
- Indoor soccer facility would be highly appreciated
- Life Time
- Equestrian Center

SKATE PARK

- Convert old swimming pool into Skate Park – concrete pad
- Or convert Tennis Courts into a skate Park – concrete pad
- Skate park (wheeled sports)
- Develop Skate Park
- Several areas in riverpark good for it
- Phasing perhaps?
- Do less costly elements first
- Facility that can be used by BMX and skateboarders alike
- Skate park would be feasible to east side kids, past exhibition.
- “How many of us will use the skate park?”
- Skate spots make sense

RESTROOMS

- Better and larger restrooms (large enough for teams to change clothes in)
- Restroom between soccer and river park
- Restroom is a concern
- Lots of complaints about the restrooms – need to be refurbished, especially by visiting teams
- More restroom besides City Park
- Public Restroom downtown (Move Post office)

SWIMMING POOL

- Need a Larger Pool – Competition Size
- Current Location is not ideal The pool is next to a neighborhood that has pools in their backyard
- All kids from the East walk to the pool
- Build a pool on the east side (Large or small)



Comments from First Public Meeting - 2/3/2015

- ## SIDEWALKS

- ## PARKING

- ## LIGHTING / SAFETY

- ## RODEO ARENA

- ## CAMPING

- ## PECAN ORCHARD

- Pecan park transformed / development into RV park
- Has had cowboy homecoming and chili cook-offs events
- Kid Friendly

DOG PARK

- Dog Park
- Or have Pick Up After Your Dog Stations throughout the Park
- Possible dog park

VARIOUS COMMENTS

- Concerns on Signage, Roads and Flood Damage
- Dreams of Art, Culture, History
- Graffiti park
- Family Oriented

- Kids Oriented
- Cater to kids more than adults
- Public Art
- Fiberglass sculptures
- Local artists
- Art wayfindings
- Subdivisions
- National Night Out
- Ordinance covers new subdivisions only
- Get to know neighbors better
- “Get Kids Outside and they will use their imagination, they just need the space”



Comments from Second Public Meeting - 3/25/2015

SKATE PARK

- How big an area for the skate area vs where they skate under the pavilion?
- Move the skate park to the greenway – lots of vacant land in the low lying area. Better parking.
- Long skatepark – Needs to work for small kids to tournaments with bleachers.
- More skate space – possibly wrapping to both sides of the bridge.
- Skate area needs to be bigger – Great idea with shade. Water fountain would be real nice.
- Skate area needs to be at least double of what's under the pavilion now.
- Water fountains.
- Skate Park where they larp would be a good location or Hunt St. by landfill.
- I don't think the skate park should be under the overpass because it's too close to the water and our boards could fly into the water and we won't have any boards.
- Not under the overpass.
- How big will the skate park area be? What will be the limit for the skate boards?
- I think the option for the skate park is great. It provides shade in the summer. I do think they should have more lights on at night.
- I like the idea of the skate park but have y'all seen the underpass, it's going to get it near and into the water – don't make that a skate park.
- Skating and walking trail under 242 bridge- concerned about the relation of the skate park and the trail. Either could interfere with the other.
- Mr. Bob Byrd (Advocates) - skate park should be a regional park - users would come from 150 mile radius. With streetscape elements and no bowls.
- Skaters like the look of the Kasmiersky skate park.
- Skating group is currently 43-45 registered members.
- Skating group - Character building is priority.
- Hunt street (landfill) would be good place for a skatepark instead of soccer
- Overpass too small to skate under
- Skateboards may fall into the river
- At least double the skate space as the pavilion (the large one)
- Last skate jam was crowded at pavilion
- Skate through the trees like at Kasmiersky park would be cool (see orchard area)



Public Meetings

Comments from Second Public Meeting - 3/25/2015

PARK

- Keep the Loop Drive around the River Park - People use it to walk daily and a loop is needed - Please make it a loop and fit the cut-a-cross.
- A loop drive would open the park to lots of area groups as a first step in diversifying our economy from just oil.
- Bike races / turn & burn / car clubs – lots of area groups need park space.
- Would like to see fountain aerators in water.
- Wheelchair Swings.
- Recycle water.
- Fishing – just add some more fish.
- Basketball courts are needed. Currently 8 organized (non-school) teams.
- Parks will improve property values
- Need shade in the park, playgrounds, skate opportunities
- Water conservation is needed!
- Drought area in Pleasanton
- Mentioned Barcelona, Spain water catchment system for park irrigation
- Find a way to capture rainwater and store for use
- Don't let water get back to the river (rain)
- See Chico's grass variety that is very drought tolerant
- Fountains at river park to improve water quality and aesthetics
- Don't forget pickleball opportunities

TRAILS

- I like your hike & bike trails – but not down Bensdale or out 97 – too dangerous (and I ride Bikes).
- I'd like to see the “greenway” between the Convention Center and School – A trail in this area makes more sense – less danger. Could connect all our parks and down town.
- Would like running trail.
- Walking trails!!

- Walking trail in Pecan Grove
- Are the proposed trails bicycle friendly?

PECAN GROVE

- Camping area for scouts (Boy, Cub, Girl, Brownies)
- Father and son Camping
- Family Camping *Cowboy Cook Offs * Storytelling
- Kids fish
- The Pecan area should be kept as it is.

KAYAK

- No good launching points for kayaks.
- Nothing fancy, just a level surface to make it safe and easy for kayakers to enter and exit the river.
- Clear some of the debris upstream in the area just behind the Country Club.
- Give kayakers more access and opportunities to see wildlife
- Have a longer kayak experience.
- Improve the flow of the river that seems to be choked off at that point.

SHADE

- Shade for existing park? Sunshades?
- Play areas and skate areas.

We need more BBQ areas with shade.

RV PARK

- No RV spaces, plenty already in town with too much short term lining already.
- To introduce a trailer park in this area would be like putting a neighborhood of strangers in the park.

RODEO

- Rodeo should be outdoors. – East side of Park is good spot – you can see it from Hwy 97.
- Cattle drives began in Pleasanton area.

AMPHITHEATER

- Love amphitheater.

POOL

- Pool areas.

PARKING

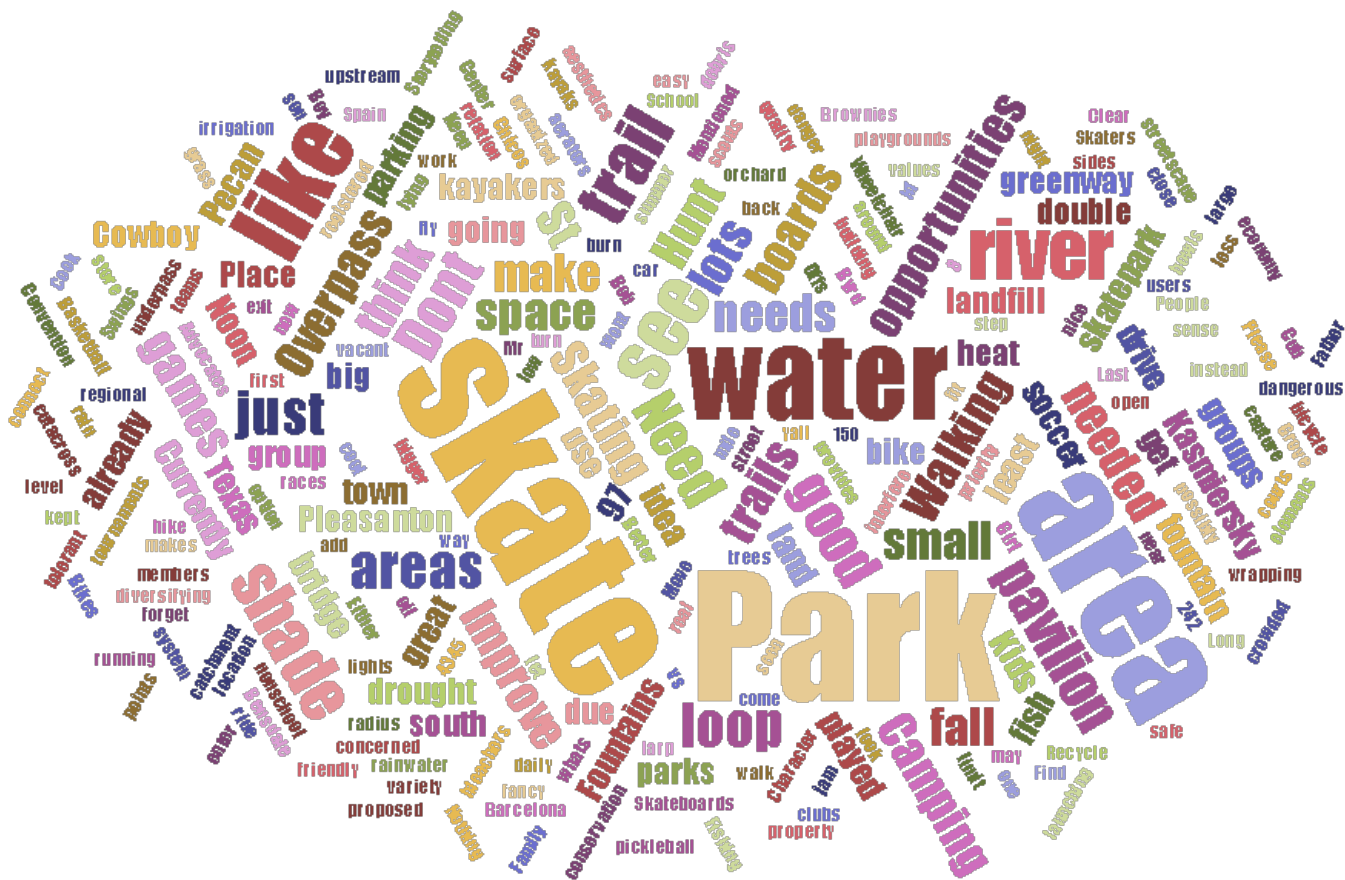
- Saturday morning games Soccer/Football
- Most soccer games are played before Noon due to heat (south Texas fall)
- Most football games are played before Noon due to heat (south Texas fall)
- Will we have enough parking?

COMMENTS

- Is Hunt St. going to be paved along with Adams St.?
- 281 – by arena – small piece of land that could be a restaurant.
- Need to have more of the “Birth of the Cowboy Place” feel.

“I'd like to see the “greenway” between the Convention Center and School – A trail in this area makes more sense – less danger. Could connect all our parks and down town.”

Demand Assessment 02



Additional Stakeholder Input

PISD Student Survey and Resident Comments

PISD Student Parks Survey

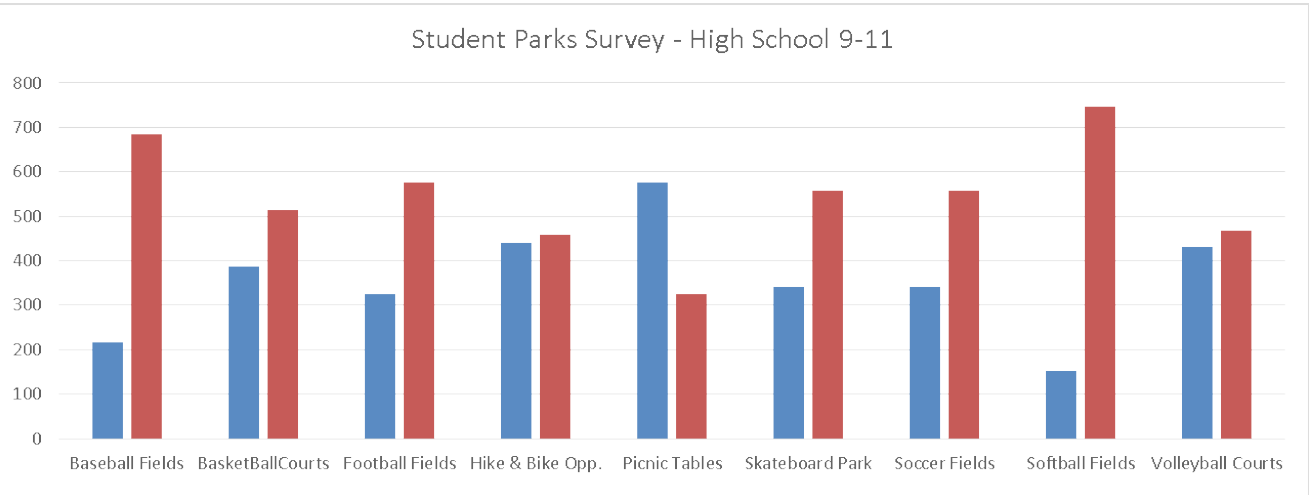
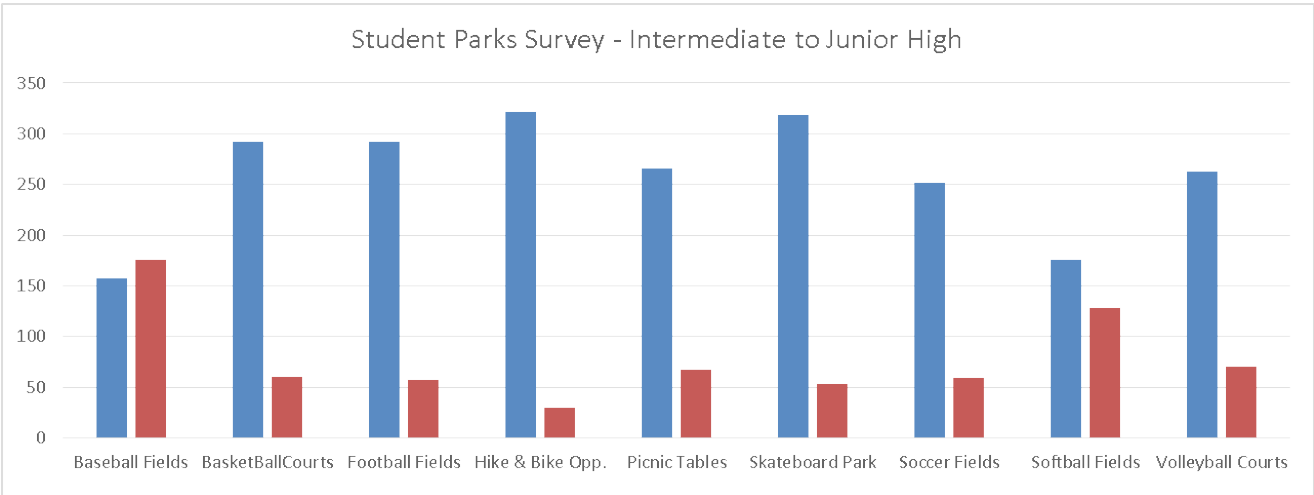
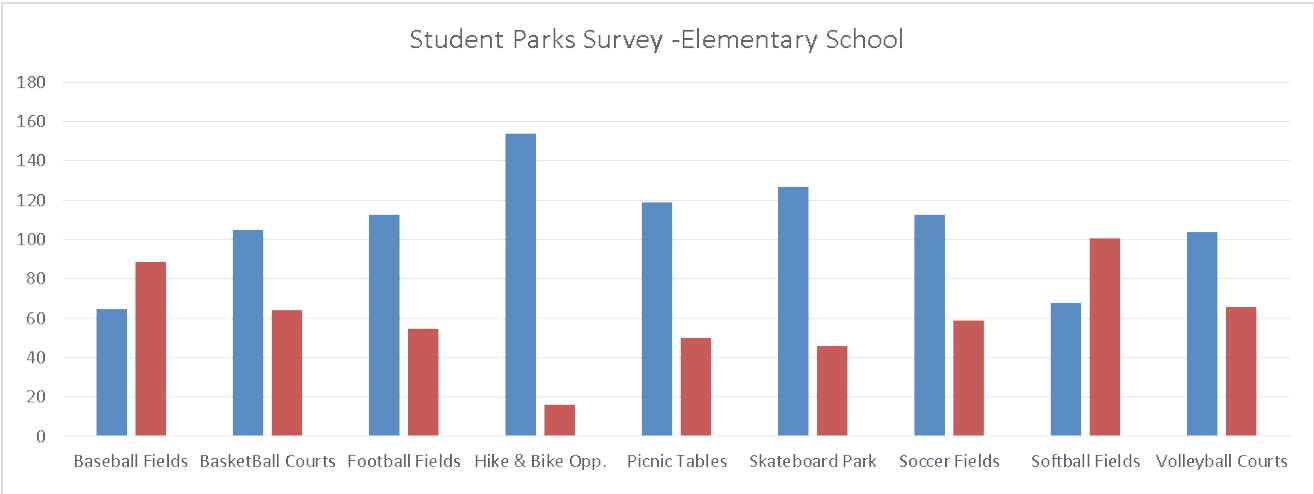
In October of 2014, the City conducted a survey of Pleasanton ISD students to identify their priorities for parks and recreation features. During the survey, each class was polled to determine their preference for additional parks and recreation facilities and amenities by providing a “Yes” or “No” for each of the following features:

- Baseball Fields
- Basketball Courts
- Football Fields
- Softball Fields
- Soccer Fields
- Picnic Tables
- Volleyball Courts
- Hike and Bike Opportunities
- A Skateboard Park
- Other

The results of each class survey were tallied and combined at the school level to illustrate the preference for listed park features (results shown on right). Additional features (Other) identified are listed on the following page.

Notably, the students expressed a uniform desired for more hiking and bicycling opportunities within the community. This translates to a need for more paths/trails and sidewalks connecting neighborhoods, parks, schools and other community locations.

The desire for a skatepark also ranked high among all grade levels. Follow-up conversations with youth at River Park and at the public meetings further reinforced the level of interest in the community for a skatepark. All input to date regarding skateparks favors a facility that caters more to a “street” skate environment rather than large ramps and pool bowls.



Among high school students, volleyball courts were also rated to be in high demand. Anecdotal observations from residents indicates that the existing sand volleyball court at River Park and the one next to the Sonic drive-in are well-used and insufficient to accomodate the demand.

Other features that were not listed on the survey but suggested by students were also recorded. The highest frequency of comments suggested in this open-entry category was the desire for more swimming pools. The current city pool is located on the far west side of the community, which is often a limitation for residents living on the east side. Any future pool development should take into consideration the accessibility for residents on the east side of town whom may or may not have a vehicle for getting to the park.

Other Park Features Desired	
Park Feature	# of Yes
Swimming Pools	10
Restrooms	6
Fishing	5
Roller Skating	4
Tennis	4
Water Fountains	4
Paint Ball	3
Police Patrol	3
Swings	3
Water Park	3
BBQ Pits	2
BMX Bike Park	2
Pavillions	2
Snack Bar	2
Tetherball	2

A Story About a River
-Submitted by a Citizen of Pleasanton

We dropped our kayaks into the river and pushed off for an adventure of exploration and sight seeing. We travel to the coast quite often to kayak, I to fish, and my wife to take photographs. This particular river we have seen many times and have often wondered if it could make a good kayaking river. To our relief, yes it COULD.

It is beautiful, not in a majestic way, but as a more natural setting. No condos lining these shores. There are many ducks, cranes, and egrets squawking their apparent displeasure at our invading their habitat. But we paddle on and harmony is again restored.

Several species of fish live in this river and people can often be seen casting their lines from the banks. We have also seen turtles and at least one water snake of some sort. It is quiet and serene. It is peaceful and the current is slow, so it makes navigating in a kayak or canoe an easy task.

By now, I am sure you want to know where this river is. Understand, we are willing to travel hours to get to a great kayaking destination, so to find one that is ten minutes from our home is great news. The Atascosa River, or the part of it that runs through the city park, is a real gem. It is open with enough water to make kayaking and fishing fun.

What, you may ask, would make it a good kayak destination? There are a few improvements, which would polish it into a sparkling jewel. First of all, there are no good launching points for kayaks. If there were a kayak launch area, that would be a great improvement. Nothing fancy, just a level surface to make it safe and easy for kayakers to enter and exit the river. Nothing ruins your kayaking adventure like taking a swim as you enter your boat. A kayak launch would prevent this ... or at least make it less likely.

Secondly, clearing some of the debris upstream in the area just behind the Country Club could provide several benefits. This would give kayakers more access and opportunities to see wildlife, have a longer kayaking experience, and quite possibly improve the flow of the river that seems to be choked off at that point. There are many improvements being done to the city park, and these few items would greatly improve the aesthetics of the park, and attract others to our area to use it.

Rivers, by and large, are life sources. The sounds of water flowing calms the nerves and rejuvenates the spirit. They revive the soul. Rivers are great natural resources not only for water and wildlife, but as special places that people enjoy congregating to. Birthday parties, picnics, even our own Cowboy Homecoming are held at the river.

I would encourage everyone to spend some time at the city park and enjoy our river. Oh, and, it's free! Just come and let yourself unwind. Throw a line in the water. Watch the turtles play hide and seek. Count the different types of ducks and other waterfowl you encounter. Have a picnic. The Atascosa River is calling.



Kayak-launching systems are available for installation in a variety of settings that help facilitate access to canoeing and kayaking in public waters.

Walkability



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Pedestrian Paths and Trails

Defining Walkability

Walkability is defined in many ways, but is almost always based on three principles:

- Physical Access
- Places
- Proximity

“**Physical Access**” refers to the infrastructure available to facilitate safe pedestrian travel to a destination. This can take the form of sidewalks, trails, open space and corridors.

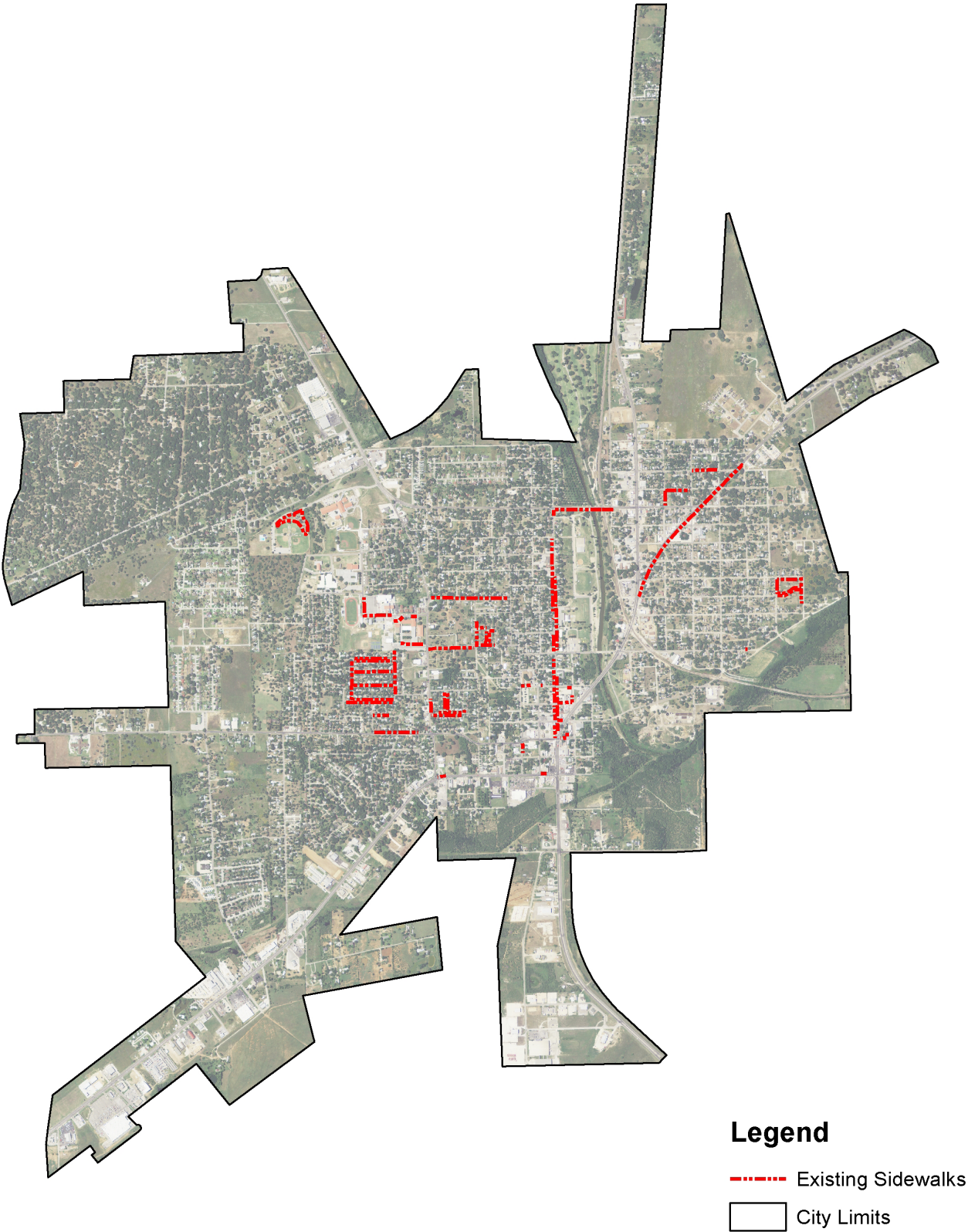
“**Places**” refers to the presence of public destinations such as schools, work, shopping, food service, parks and other recreational activities.

“**Proximity**” refers to the walkable distance to destinations. An acceptable distance to a variety of destinations would be approximately one mile or 10 to 15 minute walk from a given location.

The Need

The City of Pleasanton, has very limited area dedicated to pedestrian and other non-vehicular transportation. Currently there are 7.4 miles. of sidewalks within the community. During the two public meetings a total of 22 comments were made regarding the need for walking/jogging/bicycling connections within the parks and throughout the community.

Opportunities for creating trails and sidewalks in Pleasanton are mostly found in the street rights-of-way. Other areas where trails may be implemented include city-owned land along the river through River Park and on the east side of town near the old landfill site.



Walkability 03



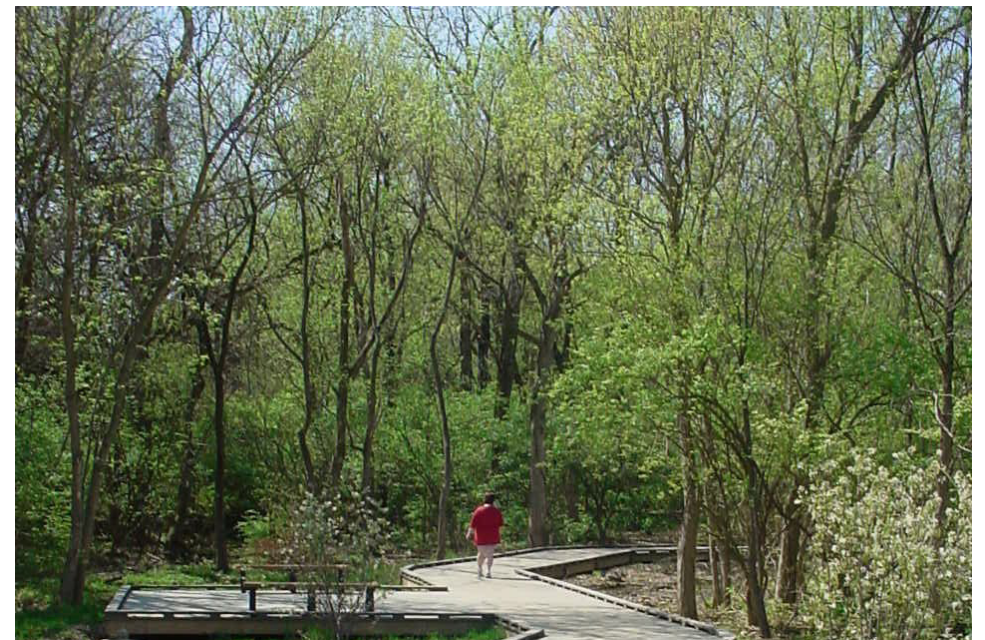
Available right-of-way along Bensdale Rd. offers an opportunity for east-west pedestrian connections across the city.



View of existing right-of-way along Bensdale Rd.



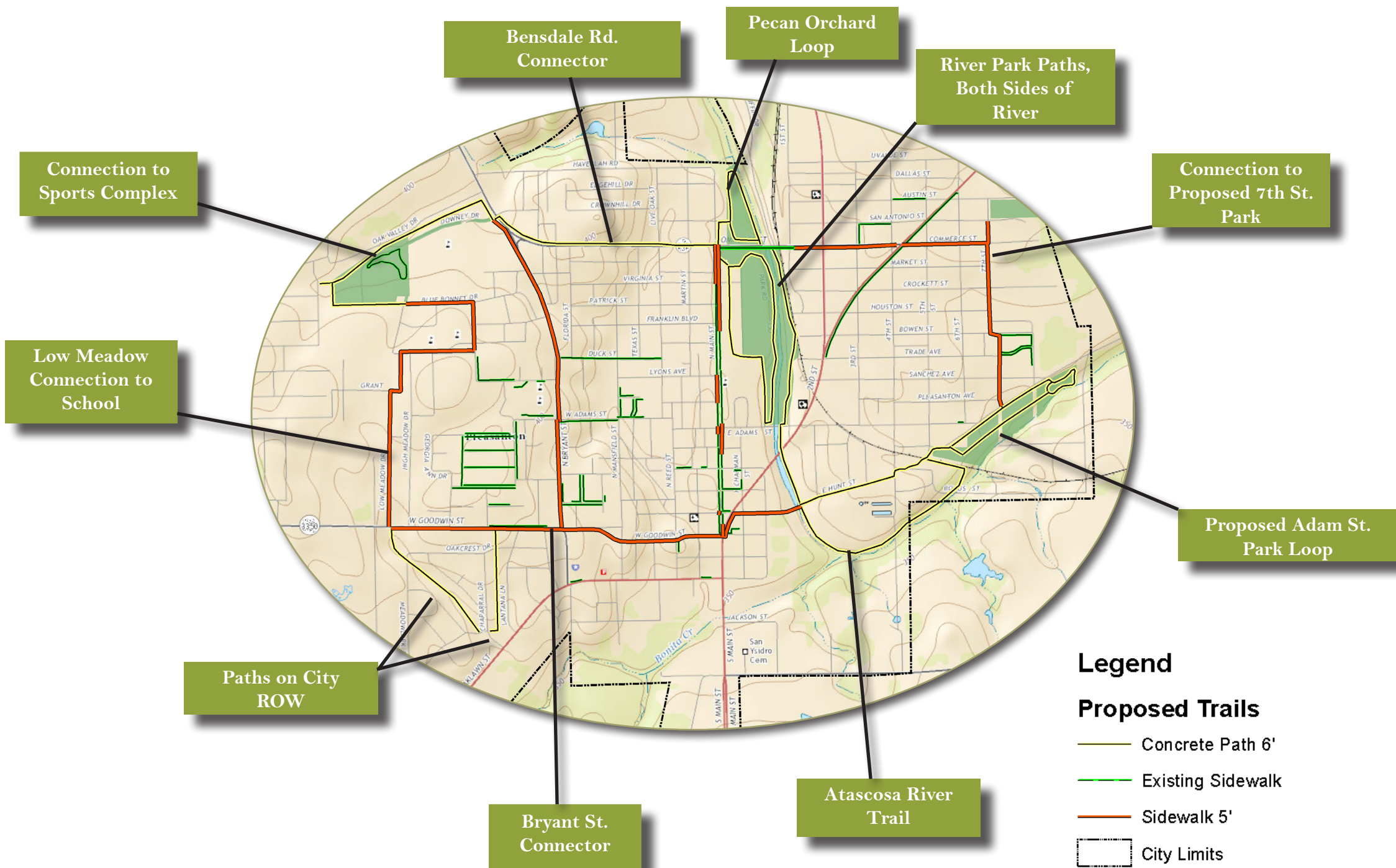
Existing impromptu pathway along the east side of the Atascosa River.



Trails and pathways can be implemented using a variety of materials including traditional concrete/asphalt or using alternative material such as decomposed granite or wood/composite decking.

Planning for Walkability

Proposed Trail System

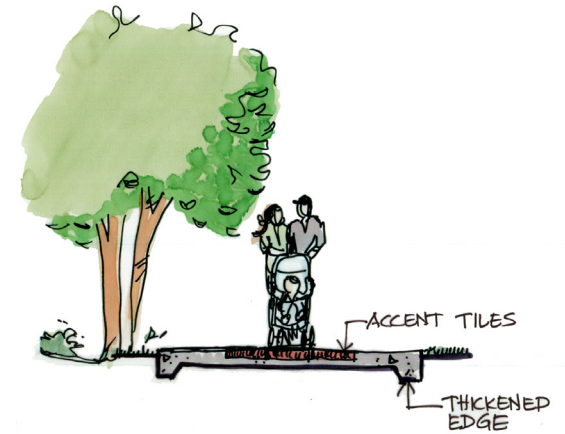


Walkability 03

Proposed Trail System Statement of Probable Costs 5/1/2015

Qty.	Unit	Description	Unit Cost	Subtotal
Quantity	Unit	Description		
13,798	SF	5' Sidewalk along 7th St.	\$4.50	\$62,090
33,262	SF	6' Concrete Path at Proposed Adam St. Park	\$4.50	\$149,678
23,818	SF	6' Concrete Path along Bensdale Rd.	\$4.50	\$107,181
9,337	SF	5' Sidewalk along Bluebonnet Dr.	\$4.50	\$42,019
14,676	SF	6' Concrete Path in ROW Between Chapparral and Lantana	\$4.50	\$66,043
9,708	SF	6' Concrete Path in ROW at Eagle St.	\$4.50	\$43,688
16,978	SF	5' Sidewalk along Commerce St.	\$4.50	\$76,402
26,774	SF	5' Sidewalk along FM 476	\$4.50	\$120,482
26,671	SF	5' Sidewalk along Goodwin Rd.	\$4.50	\$120,021
24,288	SF	6' Concrete Path along Hunt St.	\$4.50	\$109,298
6,046	SF	5' Sidewalk along Jolly St.	\$4.50	\$27,209
14,946	SF	5' Sidewalk along Low Meadow Rd.	\$4.50	\$67,256
20,018	SF	6' Concrete Path along Oak Valley Rd. Drainage	\$4.50	\$90,080
17,090	SF	6' Concrete Path in Pecan Orchard	\$4.50	\$76,904
33,669	SF	6' Concrete Path along Atascosa River	\$4.50	\$151,508
46,104	SF	6' Concrete Walking paths west side of creek	\$4.50	\$207,468
23,400	SF	6' Concrete Walking paths east side of creek	\$4.50	\$105,300
9,193	SF	6' Concrete Paths around Sports Complex	\$4.50	\$41,368

Subtotal	\$1,663,995
5% Contingency	\$83,200
Subtotal	\$1,747,194
15% GC markup	\$262,079
Total Construction Cost	\$2,009,274
8% Professional Design and Management Fee	\$160,742
PROBABLE COST RANGE	\$2,170,015 \$2,604,019
Round	\$2,170,000 \$2,600,000



CLASS 'A' N.T.S.
"ALL WEATHER" WALKING PATH



CLASS 'B' N.T.S.
GRANITE GRAVEL PATH



CLASS 'C' N.T.S.
MULCH TRAIL

Investment Per Household:
\$45 to \$113 per year
(depending on property value)

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Community Events

Embracing the Heritage of the Cowboy

The City of Pleasanton bills itself as the “Birthplace of the Cowboy” and has the history to back up the claim. Pleasanton was founded in 1858 and quickly became a key gathering place for cowboys driving cattle through the region on their way to the northern stockyards. It is believed that Pleasanton is the area where men first began working cattle on horseback in the manner that is associated with the cowboys of the American West

Cattle ranching and farming remain an important industry in Pleasanton to this day. In addition to ranching, an active community of residents participate in rodeo practice and events, but are limited to using private property or practicing/competing in other towns. The annual “Cowboy Homecoming Rodeo” is an event dating back to 1955 and draws large crowds. The the rodeo is held at the Atascosa County Show Barn and Area nearby Jourdanton,TX.

Residents have stated an interest in developing a facility to support rodeo events in Pleasanton. Desired features include the following:

- Rodeo Arena
- Show Barn
- Training Pens
- Stables for rent
- Practice Arena

An Opportunity

A quality rodeo facility is sure to be popular, but consideration should be given to developing a facility that can accomodate much more. A multi-event center would allow for rodeo activities and also provide space for other community events on a larger scale. The right location could provide ample space to develop a covered arena, indoor meeting and event spaces, concessions, camping, outdoor amphitheatre and more.



The Young Farmers' Open Rodeo and Festival and Cowboy Homecoming Rodeo are two popular area events in need of a quality facility in Pleasanton.



The Turn-n-Burn Cookoff 2015 had 200 barbecue teams, and live music. The event was the largest of its kind in the State and continues to grow each year.

Festivals, Rodeos, Barbecue & More

Community events are an important part of life in Pleasanton. Events such as Cowboy Homecoming and Turn-n-Burn draw large crowds from Pleasanton residents as well as visitors to the community. These events offer live music, barbecue cook-offs, parades, rodeo, vendors, poker tournaments, and much more. Pleasanton's Cowboy Homecoming will be celebrating its 50th year in 2015. The Chamber of Commerce' Turn-n-Burn barbecue cook-off brings in barbecue teams from across the state to compete for \$60,000 in prizes. These events, are held at River Park, utilizing all available space.

The City has entered into a 20 year agreement to allow the Turn-n-Burn and Cowboy Homecoming events to reside at River Park. These events attract large numbers of residents and visitors from all over the State. During these events, regular park use access is restricted for up to a week. Additionally, as events grow in size or more events are hosted, it may be necessary to consider development of a large event venue.

As the "Birthplace of the Cowboy", Pleasanton should have a venue for rodeo events. Currently, all rodeo activities are held on private property, or at the Atascosa County Show Barn in Jourdanton. Discussions with residents indicate that there is a significant amount of interest in rodeo activities such as roping, dressage, and barrel racing. Currently, there is no high school rodeo team due to lack of facilities for practice, events and stabling of horses.

Multi-Event Center

The success of existing community- events and the demand for facilities to accommodate rodeo activities present an opportunity for a project that could serve the community as a whole and include indoor and outdoor facilities to create a "destination" for area events. The ideal facility could be a multi-event center that provides the following:

- Covered Arena
- Rodeo Training/Practice Pens
- Stables/Tack Rooms
- Indoor Event Center
- Commercial Kitchens & Concessions
- Campgrounds
- Parking and Overflow Space
- Museum



Community Events include but are not limited to:

- High School Graduation Ceremonies
- Antique Car Shows
- Gun Shows
- Dances
- Concerts
- Festivals
- Rodeos

Multi-Events Center Opportunity

The available space for community events in Pleasanton is limited primarily to River Park. As events grow in size, or more events are added to the program, a new venue will be needed to accommodate this growth. Given the success of local events and the public demand for a venue to host rodeo activities, there is an opportunity to create a Multi-Event Center that can accommodate a wide range of activities. Such a facility would be ideal for large events such as Turn-n-Burn or the Cowboy Homecoming, rodeos, concerts and much more. The right piece of property would allow for development of an outdoor arena, indoor event spaces, kitchen facilities, meeting and storage rooms, stables, parking, training areas, campgrounds and passive recreation areas.

Additional consideration should be made for economy of scale when looking to develop a multi-use facility with so much potential. Provided enough space, a site could be developed to accommodate the much-needed additional sports game fields for baseball, soccer and football in addition to event type facilities. The site development costs associated with utilities, parking and earthwork can be lessened through combined design and construction.

The ideal site for a multi-event center will be along a major highway that offers access to the facility from out-of-town visitors, yet is close enough for easy access by local residents. Consideration should be made for opportunities to complement the development with potential retail or other commercial opportunities that can encourage revenue growth for the City.

Feasibility Study Conducted

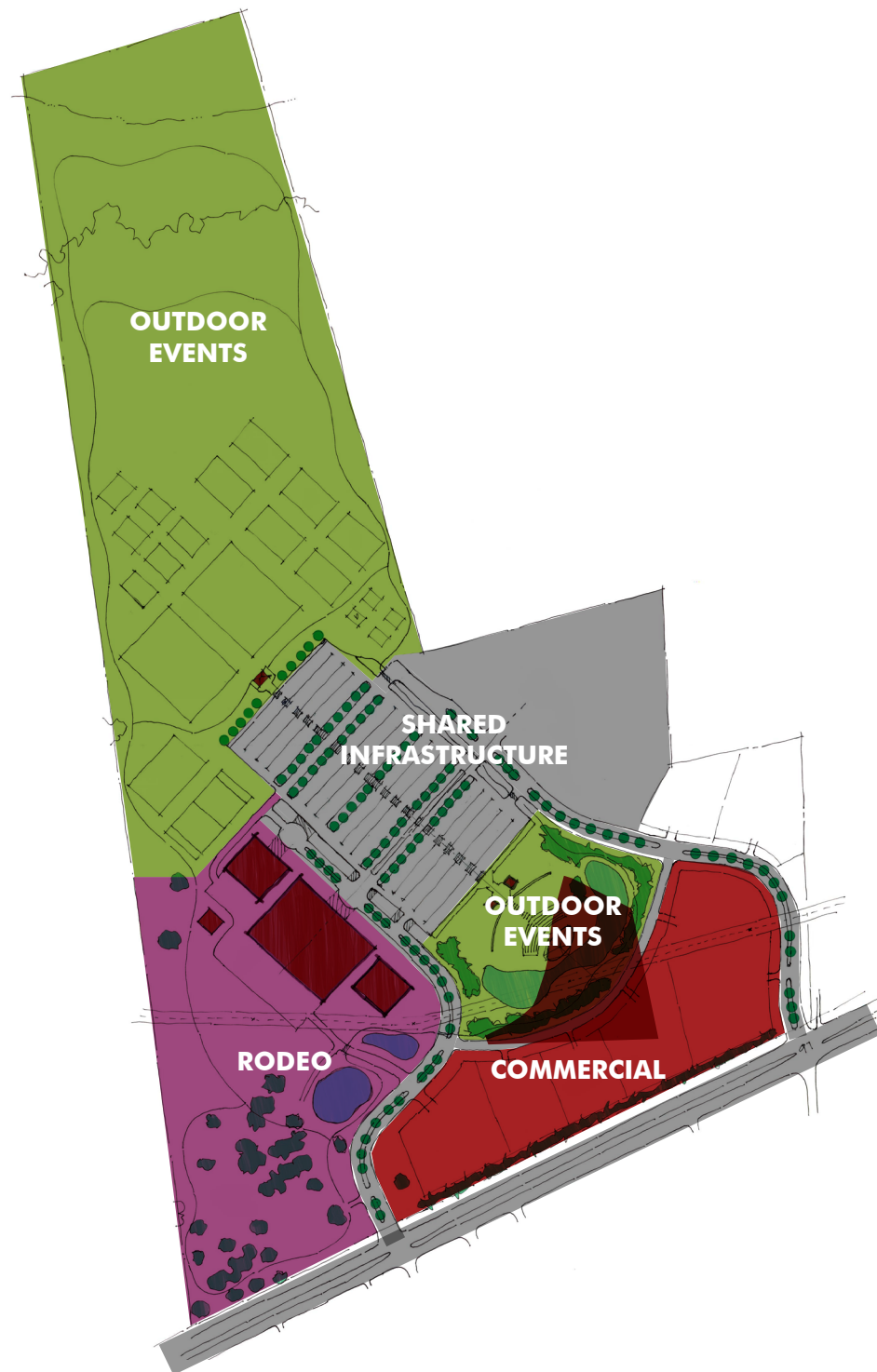
The scope of study was conducted to properly explore the opportunities for a large multi-event center in Pleasanton. The goal of the study was to evaluate comparable venues in other communities and identify an appropriate concept to meet Pleasanton's needs for event space and demand for soccer fields. The following research was performed within the study:

1. Site selection and cost of land acquisition
2. Consideration of replacement the existing museum or construction of a new museum at a new site;
3. Construction of an arena for rodeo, exhibition, and a variety of other large scale events (including studying other similar facilities for context and comparison);
4. Evaluate space needed for rodeo/facility parking, animal unloading/loading and paddock, etc.;
5. Construction a multi-event center with meeting, perhaps banquet or cooking and performance capabilities;
6. Consideration of other outdoor recreation activities; potentially soccer/baseball/softball, and performance amphitheatre;
7. Study required space for recreation vehicle (RV) camping or long-term stays;
8. Potentially offer frontage retail or other commercial (and market driven) opportunities that provide new economic development;
9. Create a site plan analysis and floor plans that will accommodate the desired program elements;
10. Develop component-based plan with recommended phases of development and implementation;
11. Result in a Preliminary Opinion of Probable Cost (OPC) associated with each component and phase detailed independently of one another.





Multi-Event Center Opportunity



A 216 acre site in Pleasanton was identified that offers an ideal location for a multi-event facility to address a variety of needs and opportunities. The site could include a rodeo arena, events center and exhibit hall, outdoor amphitheater, RV park, soccer complex, and commercial retail space.

The site concept was programmed to include a complete soccer complex to address current and future youth soccer games and event space that could become the home for existing community events that are growing each year, as well as provide facilities to host concerts, rodeos, and other activities that attract visitors from outside of Pleasanton.

The concept offers a unique opportunity to address a variety of recreation needs and promote economic growth through the development of approximately 16 acres of commercial pads along the frontage of State Highway 97. Just on the outskirts of the east side of town, the location provides convenient access from residents as well as visitors coming into town from Interstate 37.

(see *Multi-Event Center Feasibility Study, Sep. 2015*)

Concept Site Summary

- Total Site 216 acres
- Arena 400' x 200'; 80,000 sf
- Exhibition Hall 200' x 200'; 40,000 sf
- Multi-Event Center 180' x 180'; 32,400 sf
- Amphitheater 6 1/3 acres
- Soccer Complex 25 acres
- Commercial/Retail 16 acres
- Park/Reserve 6 acres
- RV Park 16 acres
- Parking
 - 900 spaces; 9' x 18'
 - 10 acres for overflow
- Boulevard 4,400 lf
- Loop Road 1,300 lf
- Trail 2 3/4 miles



Rodeo/Equestrian Center

- Covered, open air arena; permanent dirt floor
- 80,000 SF
- Approx. 1200 – 1300 permanent seats plus option for additional bleachers
- Press Box/ Concession stand
- Restrooms/Ticket/Administration Offices
- 120 horse stalls
- (2) lighted warm-up rings/paddock
- Stalls, roping chutes, bucking chutes, and fencing
- Maintenance shed (4,800 SF) for tractor, arena groomer, and other arena equipment

Exhibition Hall

- Enclosed, heated long span building; concrete floor
- 40,000 SF
- Restrooms/Offices
- Deep trench drains
- Storage capacity
- Fencing for stalls and pens
- Large air circulation fans
- High volume water hydrant

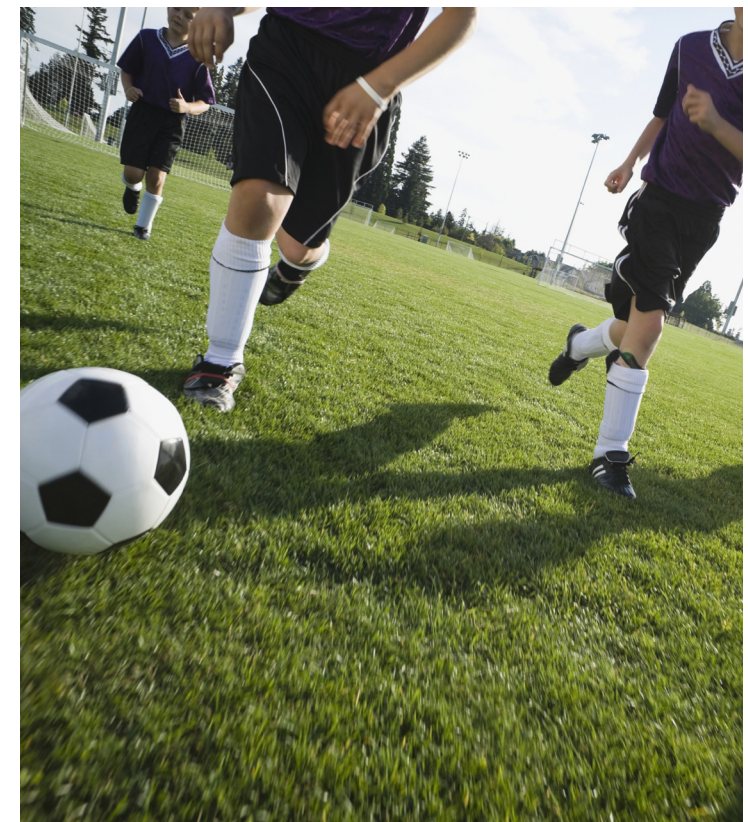


Muli-Event Center

- Enclosed, air-conditioned long span building; concrete floor
- 32,400 SF
- Approx. 1500 – 1700 banquet seating capacity
- Full commercial kitchen with walk-in refrigerator and freezer
- Storage for chair, tables, equipment , and walk-in refrigerator for beverages and flowers
- Restrooms/Administration Offices

Support infrastructure

- 6 acre trailer parking with hookups
- 900 parking stalls (minimum)
- 4 acre RV parking with hookups
- 10 acre overflow site



Soccer Complex

- 25 acre complex
- (2) 300' x 390' Soccer Fields
- (1) 180' x 300' Soccer Field (12 yrs and under)
- (6) 130' x 200' Soccer Fields (10 yrs and under)
- (6) 100' x 130' Soccer Fields (8 yrs and under)
- (4) 50' x 70' Soccer Fields (6 yrs and under)
- (1) 180'x 360' Football Field
- Field Lighting
- Bleachers
- Pavilions
- Concessions
- Restrooms
- Maintenance Shed (60' x 80')
- Irrigation
- Parking

Outdoor Events

- Outdoor Amphitheater
- Event Pavilion/Stage
- Parking
- Restrooms
- Landscaping
- Parks/Trails
- Jogging/Walking Trails
- Playgrounds
- Restrooms
- Lighting
- Parking

Natural **Resources**



By www.Wallcoo.com | May 2008

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Natural Resources

Preserving Pleasanton's Natural Heritage

Pleasanton is seated at the gateway to South Texas from an ecological perspective. Transitioning from the Edward's Plateau into the fertile and sandy soils of Atascosa County, one experiences a new landscape with its own variety of woody brush and tree species, including the popular Texas Live Oak.

Water Conservation

Pleasanton experiences an average rainfall of 28 inches per year, but also experiences its share of drought conditions. Water is likely to be one of the most limiting factors in development in the future and will continue to influence how we manage land in the public realm. It is important to become pro-active in water conservation efforts during the development and management of parks and recreation facilities in Pleasanton, and the City has already taken measures to embrace this principle.

The City is provides wastewater treatment services to residents and has a quality water treatment program. Recycled water from the treatment plant is currently being released into the Atascosa River, where it runs downstream of the City. The treated water is of considerably high quality and can provide greater service to residents through re-use in parks and recreation facilities.

The City currently has plans to pump recycled water to River Park to augment stream flows as well as for utilization in future landscape irrigation. It is highly recommended that any renovations at River Park include utilization of recycled water during the design process.

A proposed park on the site of the old landfill on Adams St. would also be an ideal candidate for use of recycled water to irrigate the athletic practice

fields proposed in the design concepts within this document. This site is ideally suited close to the wastewater treatment facility and would take minimal investment to integrate with recycled water.

Low Impact Design (LID)

In a world of ever-decreasing natural resources and increasing development, it becomes important for the City to consider and adopt Low Impact Development (LID) techniques during design and construction of parks and facilities. Issues such as stormwater management, water quality, heat islands, and water conservation can be addressed through sound design principles.

Tools such as bio-retention of stormwater, bioswales, use of drought-tolerant native plant materials and rainwater harvesting can effectively be implemented in park and facility designs. Use of such tools are rapidly becoming a standard practice, and in some cases a requirement, in communities nationwide.

In addition to being a matter of good environmental stewardship, design and implementation of LID techniques in the City's projects can also improve the City's overall rating with the Federal Emergency Management Agency's (FEMA) Community Rating System. Improving the City's score with this system can result in discounted insurance rates city-wide.

LED Lighting

An important consideration with the replacement or installation of lighting and both parks and facilities is the use of LED lighting. LED light fixtures use remarkably less energy compared to incandescent bulbs and provide costs savings as well as promote sound environmental stewardship.



Use of native plants within landscape areas of parking lots can aid in removal of contaminants and sediments from stormwater prior to drainage into the watershed.



Bioswales, similar to drainage ditches, utilize selected vegetation to filter and slow down stormwater runoff prior to its drainage into the water shed. These bioswales can be designed using native vegetation adapted to the area, requiring minimal maintenance.

Natural Resources 05

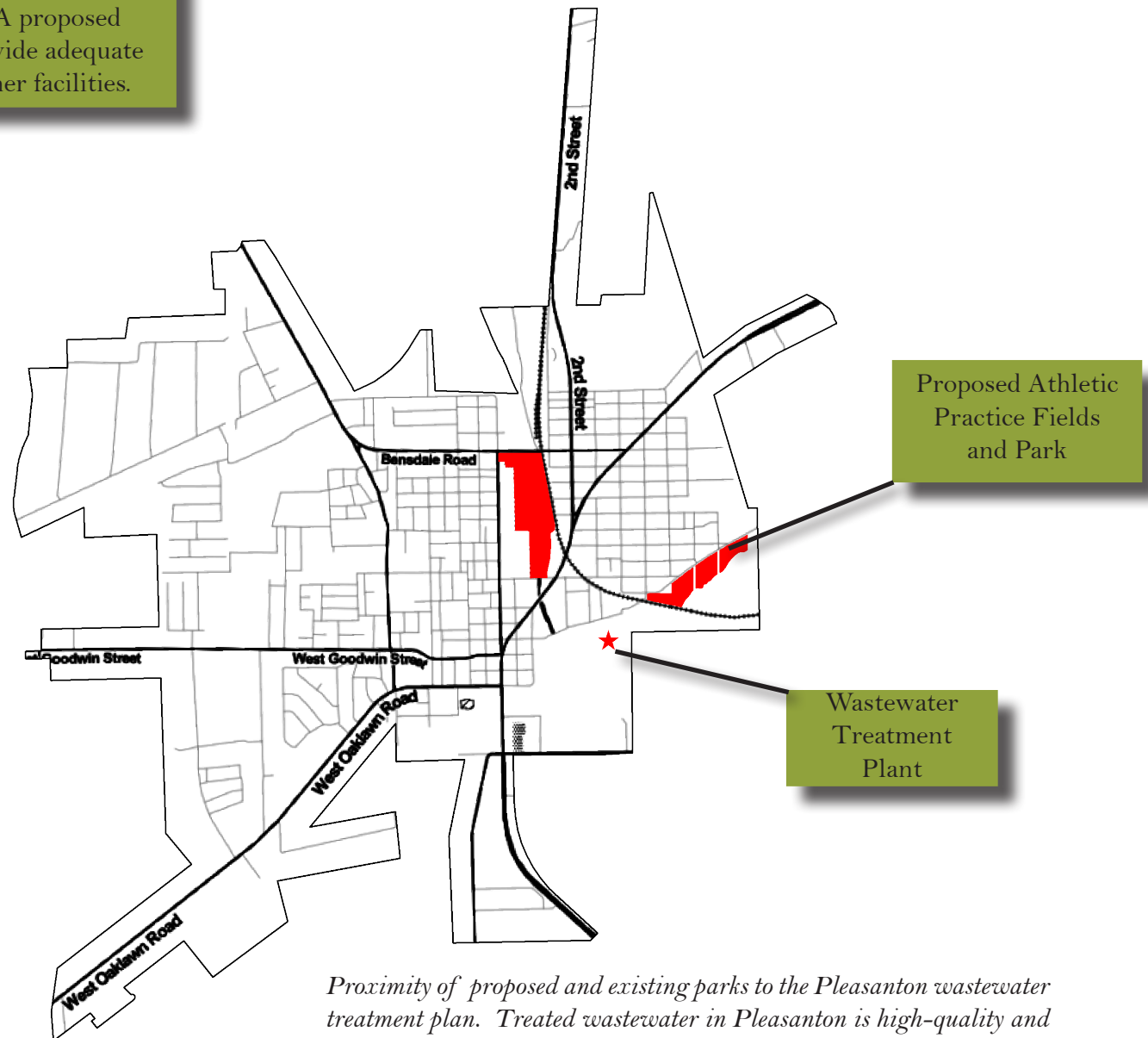
Pleasanton currently discharges approximately 850,000 gallons of recycled water per day into the Atascosa River to augment water levels. Storage and use of this water to provide irrigation of River Park and other locations in the City is important for water conservation. A proposed 500,000 gallon ground storage tank at River Park could provide adequate irrigation water on-site with capacity to supply water to other facilities.



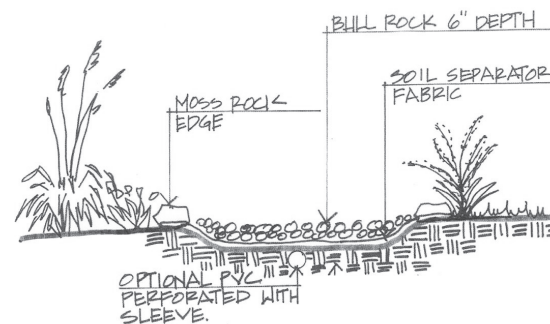
Rainwater harvesting should be considered during the development of future pavilions. The above example captures rainwater from a pavilion roof top and stores it in a 5,000 tank for use in irrigation of the park landscape.



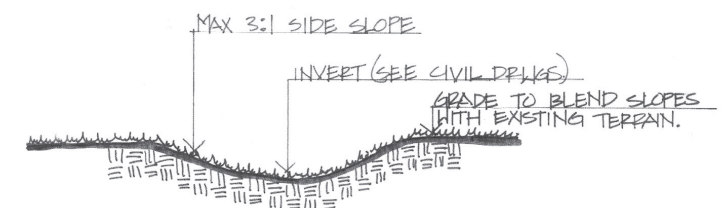
LED lighting is available for replacement of existing bulbs in parks or as a complete solution when choosing light standards for new facilities. Cost savings over the long-term are significant given the low energy requirement and long lifespan of the bulbs.



Proximity of proposed and existing parks to the Pleasanton wastewater treatment plan. Treated wastewater in Pleasanton is high-quality and can be used for irrigation of the parks and maintenance of the river streamflows within River Park.



TYPICAL LANDSCAPED SWALE

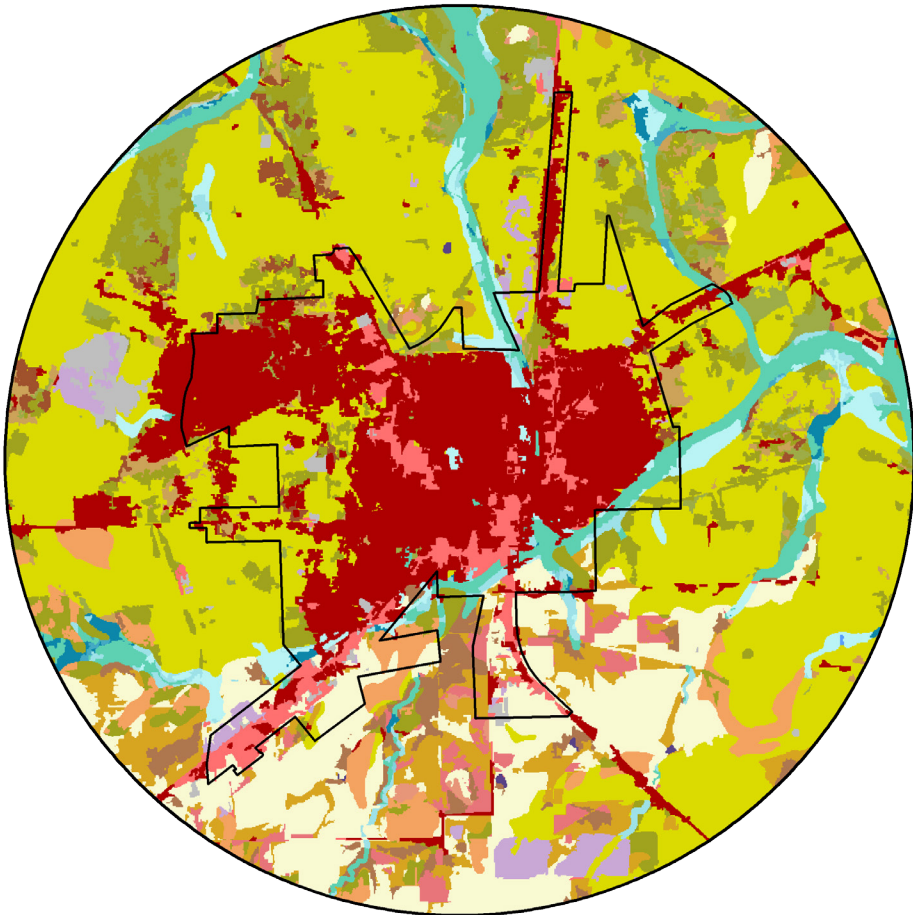


TYPICAL GRASS SWALE

Natural Resources

Preserving Pleasanton's Natural Heritage

TPWD Gould Ecoregions



Legend

- | | |
|--|---|
| Post Oak Savanna: Live Oak Motte and Woodland | South Texas: Floodplain Herbaceous Wetland |
| Post Oak Savanna: Post Oak Motte and Woodland | South Texas: Ramadero Woodland |
| Post Oak Savanna: Savanna Grassland | South Texas: Ramadero Dense Shrubland |
| Post Oak Savanna: Live Oak Slope Forest | South Texas: Ramadero Shrubland |
| Post Oak Savanna: Post Oak / Live Oak Motte and Woodland | South Texas: Salty Thornscurb |
| Post Oak Savanna: Sandyland Woodland and Shrubland | South Texas: Clayey Mesquite Mixed Shrubland |
| Blackland Prairie: Disturbance or Tame Grassland | South Texas: Clayey Blackbrush Mixed Shrubland |
| South Texas: Floodplain Evergreen Forest and Woodland | South Texas: Sandy Mesquite Woodland |
| South Texas: Floodplain Mixed Deciduous / Evergreen Forest and V | South Texas: Sandy Mesquite Dense Shrubland |
| South Texas: Floodplain Hardwood Forest and Woodland | South Texas: Sandy Mesquite Savanna Grassland |
| South Texas: Floodplain Evergreen Shrubland | South Texas: Calcareous Shrubland |
| South Texas: Floodplain Deciduous Shrubland | South Texas: Calcareous Dense Shrubland |
| South Texas: Floodplain Grassland | South Texas: Calcareous Sparse Shrubland |
| South Texas: Floodplain Herbaceous Wetland | Barren |
| South Texas: Ramadero Woodland | Marsh |
| South Texas: Ramadero Dense Shrubland | Native Invasive: Deciduous Woodland |
| South Texas: Ramadero Shrubland | Native Invasive: Mesquite Shrubland |
| | Native Invasive: Huisache Woodland or Shrubland |

Pleasanton is located in a transition zone between the Post Oak Savannah ecogreions in the north and the South Texas Shrublands to the south. Additional ecoregions include a variety of floodplain-based areas with plant communities that thrive in the range of soil, climate and topographic conditions found.⁶ The core of Pleasanton has been urbanized, but the peripheral areas are either composed of shrublands, native grasses or improved pasture.

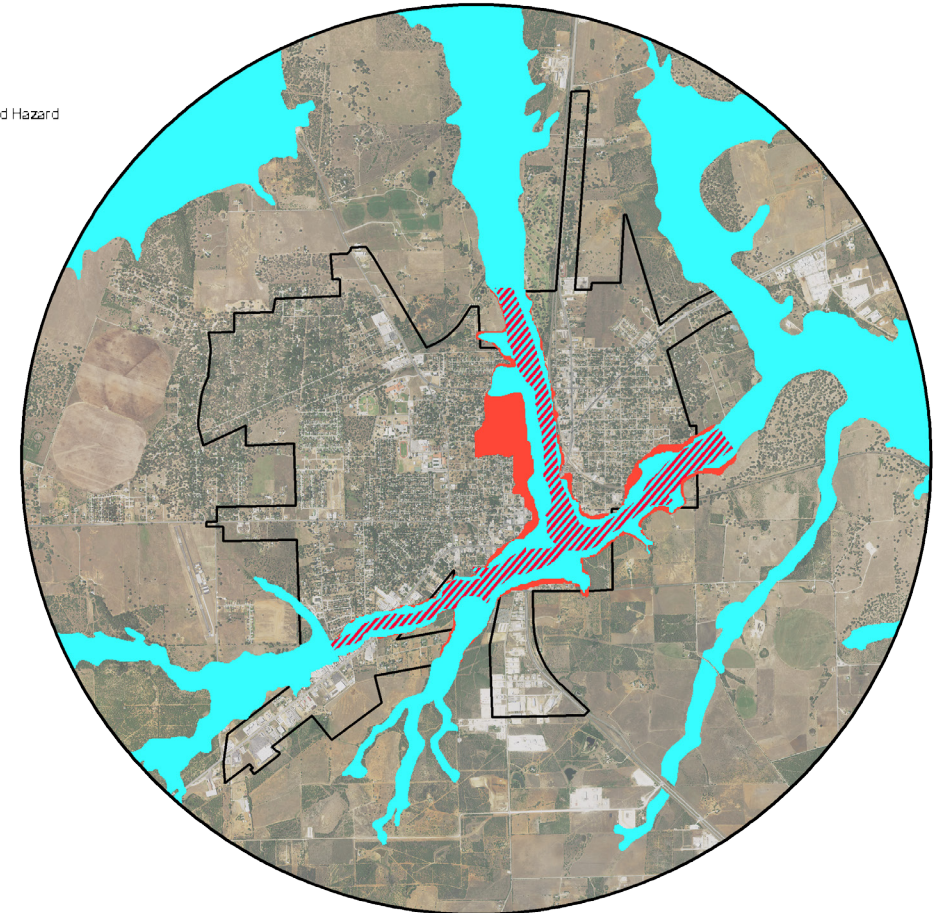


Typical pasture-shrubland area in Atascosa County.



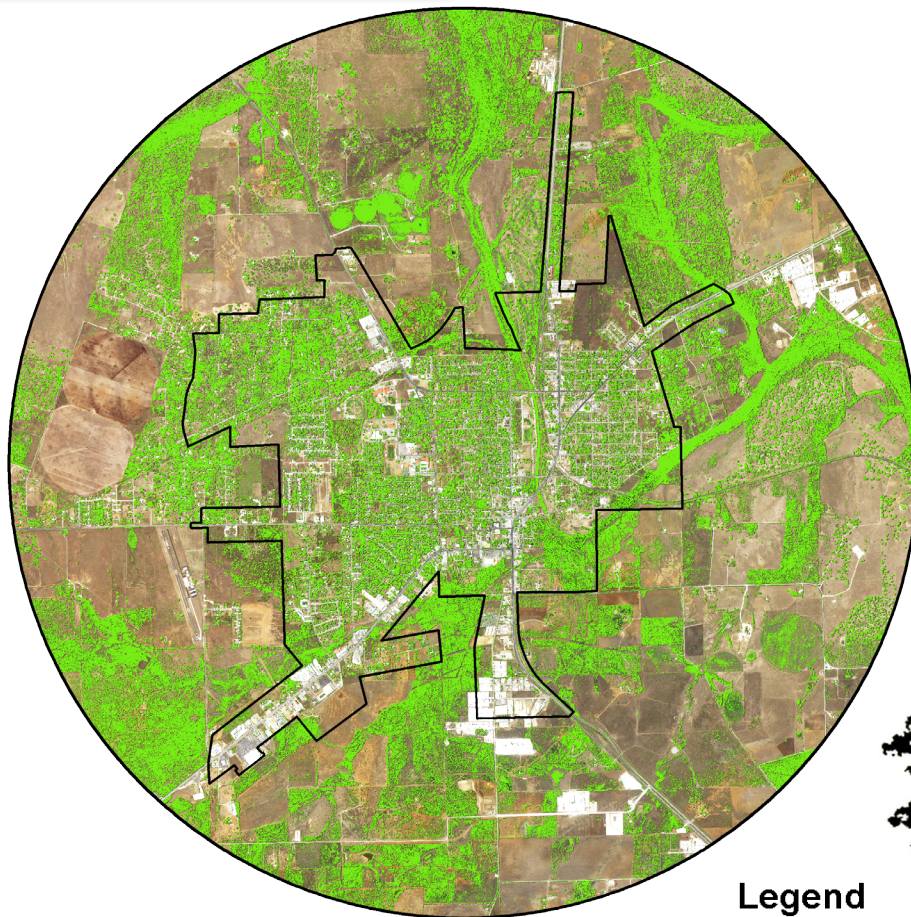
FEMA Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



Pleasanton is known for its “Live Oaks and Friendly Folks” and is proud of the natural heritage in the area. A tree canopy classification was performed utilizing 2014 leaf-on aerial photography from the National Agricultural Imagery Program to quantify the amount of tree canopy cover in the Pleasanton area. The study area is an approximate 3.0 mile radius from the center of town. A total of 5,106 acres of tree canopy were calculated within the study area. This calculates to an approximate **28.8% tree/shrub canopy cover** within the study area.

Pleasanton Currently has
28.8% Tree Canopy



Legend

Tree/Shrub Canopy Cover



Floodplain areas throughout Atascosa County provide important ecological benefits to the plants, wildlife and people of the area. Primary flood zones identified by the Federal Emergency Management Agency (FEMA) are located along the Atascosa River and Bonita Creek. Tributaries of these water bodies are also included. Almost the entire property of River Park and the proposed Adam St. Park are within the 100 Year Floodplain (1% annual chance), and in some cases, the 500 Year Floodplain (2% annual chance). This warrants consideration of the type of constructed features within park properties. Constructed features will need to be tolerant of occasional inundation and mitigation requirements may apply.

Natural Resources

Oak Wilt Management

The beautiful oak trees in Pleasanton are reported to have experienced significant infections of Oak Wilt in recent years. This disease can be devastating to trees and groups of trees in an area, and control of the problem is a challenge. A key challenge to managing the spread of oak wilt is that 98% of land in Texas is under private ownership, thereby leaving the burden of management on the land owner. The most powerful tool in the City's hands is one of education. The following information from the Texas Forest Service gives an overview of the biology of the disease and some techniques to use during pruning that can help reduce the spread of infection.

Oak Wilt Biology

Oak wilt, caused by the fungus *Ceratocystis fagacearum*, is the most destructive disease affecting live oaks and red oaks in Central Texas. Most of the tree mortality results from tree-to-tree spread of the pathogen through interconnected or grafted root systems, once an oak wilt center becomes established. New infection centers begin when beetles carry oak wilt fungal spores from infected red oaks to fresh, open wounds on healthy oaks.

Wounds include any damage caused by wind, hail, vehicles, construction, squirrels, birds or pruning. Research has shown that both oak wilt fungal mats on infected red oaks and insects that carry oak wilt spores are most prevalent in the spring. Below is a brief description of how you can reduce the risk of fungal spread when pruning.

Pruning Practices

Always paint fresh wounds on oaks, including pruning cuts and stumps, with wound dressing or latex paint immediately after pruning or live tree removal at all times of the year.

Clean all pruning tools with 10% bleach solution or

Lysol™ between sites and/or trees.

If possible avoid pruning or wounding of oaks during the spring (currently defined as February 1 through June 30). Reasons to prune in the spring include:

1. To accommodate public safety concerns such as hazardous limbs, traffic visibility or emergency utility line clearance.
2. To repair damaged limbs (from storms or other anomalies)
3. To remove limbs rubbing on a building or rubbing on other branches, and to raise low limbs over a street.
4. On sites where construction schedules take precedence, pruning any live tissue should only be done to accommodate required clearance.
5. Dead branch removal where live tissue is not exposed.

Pruning for other reasons (general tree health, non-safety related clearance or thinning, etc.) should be conducted before February 1 or after June 30. Debris from diseased red oaks should be immediately chipped, burned or buried.

Regardless of the reasons or time of year, proper pruning techniques should be used. These techniques include making proper pruning cuts and avoiding injurious practices such as topping or excessive crown thinning. If you are uncertain about any of this information, you should consult with a Texas Oak Wilt Certified arborist, ISA Certified Arborist, or an oak wilt specialist from a city, county or state government agency such as the Texas A&M Forest Service or Texas A&M AgriLife Extension Service.

-Prepared January 12th, 2011 in cooperation between Texas A&M Forest Service, Texas A&M AgriLife Extension Service and International Society of Arboriculture Texas Chapter.

Trenching

The spread of oak wilt between trees can occur through root grafts of adjacent Live Oaks. Red oaks are not susceptible to this phenomenon. With large groupings of Live Oaks, a common practice to limit the spread to adjacent groups of trees is to utilize trenching to sever the root systems between trees. These trenches are typically cut using a machine trencher or rock saw and are usually performed in straight lines approximately 100 feet away from the tree. The trench needs to be at least 48 inches deep to ensure that the root grafts are completely cut.

It is important to understand that trenching is used as a means of limiting the spread of the fungus to adjacent trees. This will do nothing for the existing infected trees, but will serve to slow the outbreak.

Identification of Oak Wilt

How To Sample For Oak Wilt Diagnosis

How samples are taken and handled is vital to the success of a laboratory analysis. By following the steps outlined below, the chance of recovery is greatly improved.

1. Select symptomatic limbs from trees.
2. Dead limbs and those in an advanced state of decline cannot be used for isolation.
3. Samples should be 1.5 to 2 inches in diameter and 6 inches long.
4. Send in leaf tissue from sampled limbs. These will help to diagnosis the problem if the oak wilt fungus is not isolated from the limb samples. Keep the two samples separate.
5. Keep samples cool during sampling and shipping, but not freeze tissue.
6. Ship samples in sealed plastic bags. Do not add water or wet materials to the sample.
7. Ship in an ice chest with a frozen freezer block
8. Ship by bus, overnight mail or bring in person to the laboratory. The samples should be shipped on a Monday, Tuesday or Wednesday. The samples will arrive at the laboratory, so that they can be processed that week.

9. Results from the isolations will be available in 2 to 3 weeks. Reply time depends on how fast the fungus develops in culture.

To aid in the diagnosis the following information is helpful (please complete submission form D1178 if sending to the Texas Plant Disease Diagnostic Lab):
When did the problem develop?

How many trees are involved?

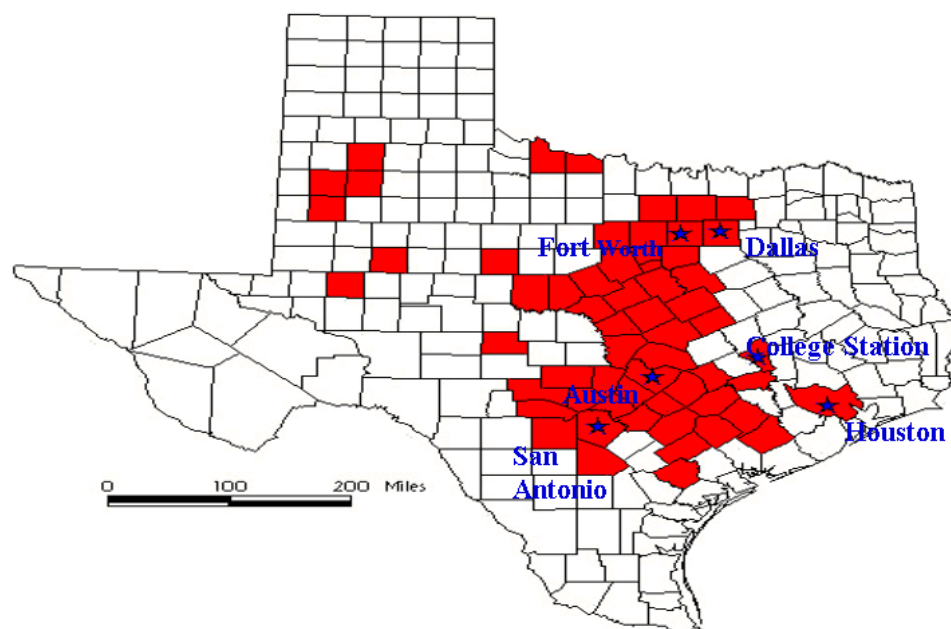
Does the problem appear to be spreading?

Has anything been done over the root system of the tree? As a rule of thumb, the roots extend beyond the trunk 2.5 to 3X the distance between the trunk and the tree's drip line.

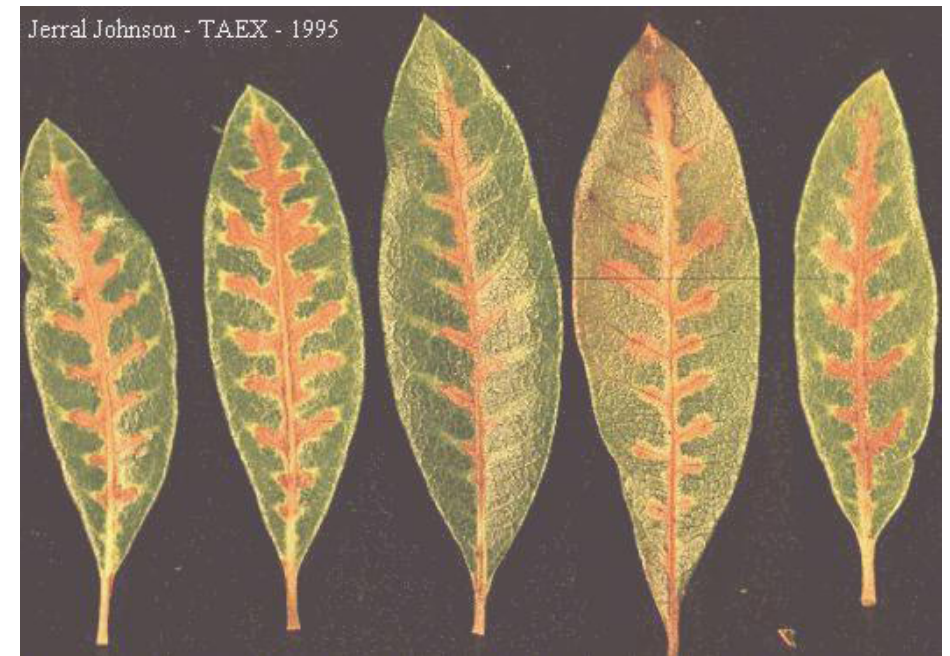
If trees are dying, how fast is the mortality?

Ship the samples and completed forms to the:

Texas Plant Disease Diagnostic Laboratory
1500 Research Pkwy.
Suite A130
Texas A&M University, Research Park
College Station, TX. 77845
Telephone No. (979) 845-8032



Distribution of Oak Wilt in Texas (source: Texas Forest Service).



Veinal necrosis on leaves of an infected Live Oak.



Leaf tips on Live Oak infected with oak wilt.

Priority **Projects**



01

Inventory &
Analysis

02

Demand
Assessment

03

Walkability

04

Programs &
Events

05

Natural
Resources

06

Priority
Projects

07

Implementation

Park Renovations

Conceptual River Park Master Plan

Investment Per Household:
\$168 to \$420 per year
(depending on property valuation)



Overall River Park Conceptual Master Plan

NTS

Priority Projects 06



- AMENITIES**
- 3 Soccer Fields
 - Multi-Use Field
 - Large Pavilion
 - Shade Structures
 - Playgrounds
 - Splash Pad
 - Amphitheater
 - Art Walk
 - Skate Spot
 - Greywater Display
 - Entry Signage
 - 2 Volleyball
 - Seating
 - Open Play
 - Picnic
 - Trails
 - Parking
 - Basketball Court
 - Dog Stations
 - Tennis Court
 - Shade Trees
 - Restrooms
 - 13 Workout Stations
 - Fishing
 - Kayak
 - Concessions

Enlarged River Park Conceptual Master Plan
NTS

Park Renovations

Conceptual River Park Master Plan

Park Renovation

Pleasanton's River Park is the central location for recreation activities in the community. Given the demand for additional features and upgrades to aging amenities, it is time to consider an overall renovation of the entire park. River Park is the flagship of Pleasanton's parks and recreation system and needs to offer a diverse range of features and amenities that cater to the recreation needs of all residents. A concept drawing was developed to study the potential for a complete renovation of the park that offers would provide the following key features:

- 3 Soccer Fields
- Multi-Use Field
- Large Pavilion
- Shade Structures
- Playgrounds
- Splash Pad
- Amphitheater
- Art Walk
- Skate Spot
- Greywater Display
- Entry Signage
- 2 Volleyball
- Seating
- Open Play
- Picnic
- Trails
- Parking
- Basketball Court
- Dog Stations
- Tennis Court
- Shade Trees
- Restrooms
- 13 Workout Stations
- Fishing
- Kayak
- Concessions

The renovation concept was developed with sports needs in mind as well as passive recreation. The concept provides additional soccer and/or football fields and retains the existing softball field. Traffic flow through the site would no longer have a loop that runs along the river, thereby opening up additional open space for development of walking paths and an amphitheatre. Parking is concentrated into more formal parking areas rather than the current approach of parking along the roadway.

The east side of the river, although technically park property, has never been fully developed for recreation. Limitations to use for park space are the proximity of the railroad, vehicle and pedestrian access. Responsible development of recreation space on this side of the river warrants the installation of a fence to limit exposure to the nearby railroad and potential hazards. This 3,000 foot long section of park space could then be developed to include walking trails, picnic areas and more.



The City has expressed a desire to lead by example when it comes to water conservation. Atascosa County is at the heart of a drought-prone area and needs to consider water-use with every design endeavor. The City is prepared to begin providing high-quality recycled water the wastewater treatment plan to use for irrigation and management of stream flows at River Park.

Required additions to the wastewater system to accomodate this effort would include installation of piping up to the park, installation of a ground-level storage tank and a pump.. The proposed concept plan includes estimated costs for irrigation which would be required in any case, but the long-term water costs and environmental costs will be greatly reduced.

The probable level of investment for a complete renovation of River Park with the proposed concept shown on the left is approximately \$8,070,000 to \$9,680,000. Over a 15 year bond, this would equate to approximately \$168 to \$420 per household/year (estimate depends on property valuation). Additional costs to consider would include surveys, geotechnical report, and professional fees; all of which should approximate a total of 15 to 20% of the construction budget.



Priority Projects 06

Pleasanton River Park Renovations - Statement of Probable Costs 4/29/2015

Qty.	Unit	Description	Unit Cost	Subtotal
46,104	SF	6' Concrete Walking paths west side of creek	\$4.50	\$207,468
23,400	SF	6' Concrete Walking paths east side of creek	\$4.50	\$105,300
1	Allowance	Restroom and Concession buildings	\$275,000	\$275,000
79,500	SF	5" Concrete Parking on stabilized base (241 spaces total)	\$7.00	\$556,500
80,400	SF	5" Concrete Roads on stabilized base	\$7.00	\$562,800
1	EA	500,000 gal recycled water ground storage tank	\$500,000	\$500,000
1	EA	Baseball field	\$100,000	\$100,000
1	EA	Multi-use field including Bermuda sod	\$100,000	\$100,000
1	Allowance	Irrigation (total)	\$565,000	\$565,000
1	Allowance	Landscaping, sod, hydromulch and trees	\$400,000	\$400,000
1	EA	Pavilion including concrete slab/foundation/lighting	\$400,000	\$400,000
2	EA	Playgrounds including mulch cushion & edging	\$125,000	\$250,000
1	Allowance	Splash pad including utilities & equipment	\$350,000	\$350,000
1	Allowance	Civil utilities: storm, sanitary sewer, buried elec., potable water	\$400,000	\$400,000
1	Allowance	Basketball courts	\$125,000	\$125,000
1	Allowance	Sand volleyball courts	\$35,000	\$35,000
1	Allowance	General earthwork, rough and fine grading	\$200,000	\$200,000
1	Allowance	Site furnishings: benches, litter receptacles, exercise stations	\$200,000	\$200,000
1	Allowance	Site lighting (14' tall pedestrian light poles)	\$300,000	\$300,000
1	Allowance	Sports fields lighting	\$325,000	\$325,000
1	Allowance	Entry signage and wayfinding monuments	\$100,000	\$100,000
1	Allowance	Miscellaneous	\$100,000	\$100,000
3,000	LF	6' Chain Link Fence along east park boundary	\$10	\$30,000
Subtotal				\$6,187,068
5% Contingency				\$309,353
Subtotal				\$6,496,421
15% GC markup				\$974,463
Total Construction Cost				\$7,470,885
8% Professional Design and Management Fee				\$597,671
PROBABLE COST RANGE			\$8,068,555	\$9,682,266
Round			\$8,070,000	\$9,680,000



Skatepark Opportunity

Developing a Skate Plaza at River Park

Skatepark at River Park

The skateboarding community in Pleasanton has expressed its desire for a safe, fun place to skate. The Conceptual River Park Master Plan identifies a location for a potential skatepark within the northern portion of the park, near the bridge. An approximate 8,000 square foot plaza could easily be accommodated within this space and provide an accessible skate terrain that doesn't impose upon other park activities.

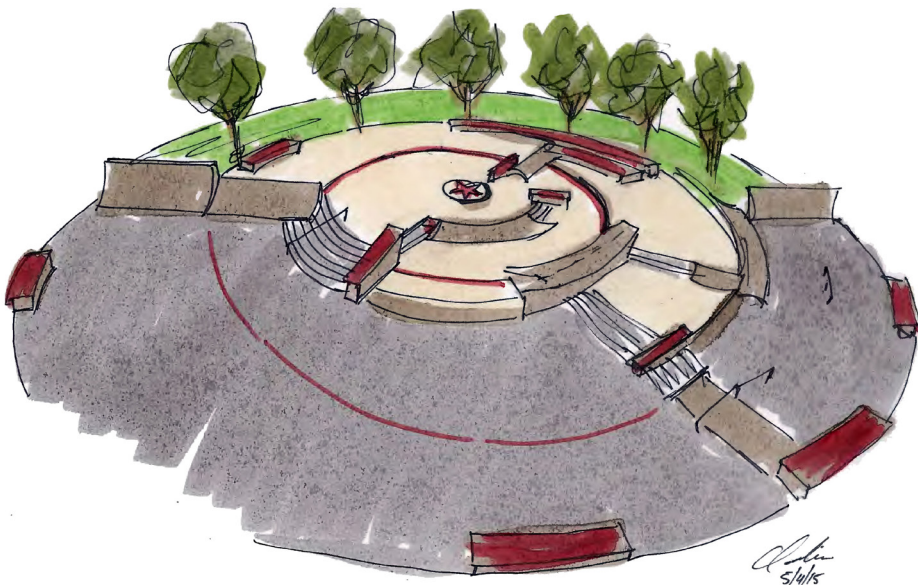
The most important critical component during the development of a skatepark is to engage the community in meaningful, directed dialogue about the type of facility they want. Skateparks can take many forms ranging from concrete plazas that mimic an urban streetscape, to pool bowl complexes that provide a more advanced skateboarding environment. The details of how features are chosen and the layout of the park needs to be informed by the riders who will use it. Additionally, the design process should consider other skatepark users such as BMX riders (bicycle), scooters, wheelchair riders; all of whom actively use skateparks nationwide.



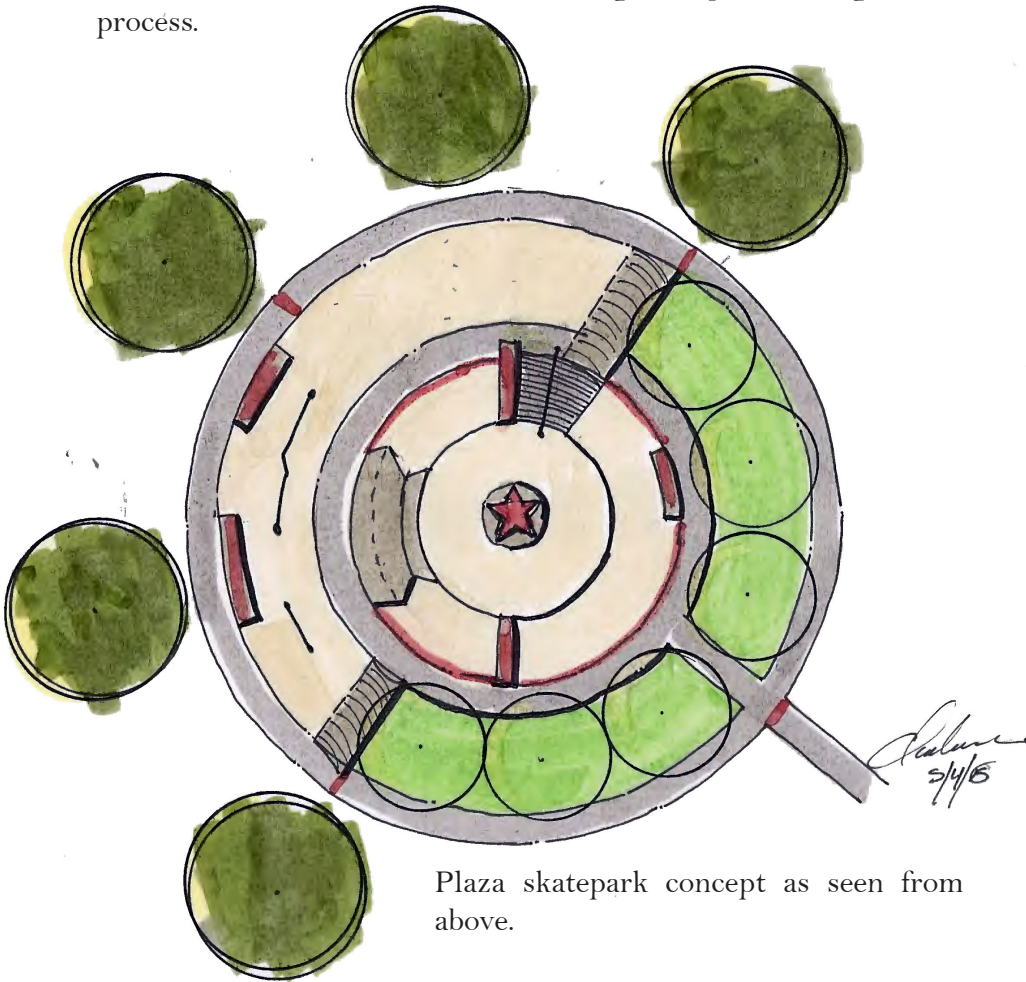
Engaging an experience design team will be critical for success of a skatepark project. The project delivery may be design-build or designed and then contracted, however project management and oversight will be key to maintaining quality in either case. Skateparks range in cost, depending on the complexity of features, size, and details of construction. On average, streetscape types of

skate areas and features will cost around \$35 per square foot for construction. Pool bowls and other more vertical elements will cost closer to \$45 per square foot.

**Average Skate Park Costs
Range \$35-45/ square foot.**



Concept of a streetscape or plaza style of skatepark. This drawing is only a concept. The details of what the skatepark will become must be determined through a separate design process.



Plaza skatepark concept as seen from above.

Preliminary Skatepark Concept- Statement of Probable Costs
5/04/2015

Item	Qty.	Unit	Unit cost	Subtotals	Totals
Plaza terrain	8,000	sf	35.00		\$280,000.00
Bank Feature and Platform				\$	
Grind Rails				\$	
Benches				\$	
Quarter Pipes				\$	
Large Stair Set w/Assorted Features				\$	
steel detail				\$	
color concrete				\$	
drainage				\$	
cut/ fill				\$	

Total Area	8,000	sf	
Total Estimated Costs			\$280,000.00
Design Fees			\$49,750.00
Total Estimated Design Build Budget			\$329,750.00
Amenities			\$50,500.00
Lighting			\$20,000.00
Landscape			\$20,000.00
Water Fountain			\$10,500.00
Complete Plaza Total			\$380,250.00

Facility Upgrades

Recommended Upgrades to Existing Sports Complex and Aquatics Facility

Sports Complex Upgrades

The existing sports complex is serviceable in its current condition, but is in need of upgrades to meet the expectations of park users. To rebuild the facility in its current configuration will require re-grading the site for proper drainage, planting of fields and replacement of structures and amenities. Some of these upgrades can be performed individually, however the best results usually are achieved through a complete renovation, especially with regards to grading issues. The estimated costs for a renovation of all sports related features is approximately \$1,540,000 to \$1,850,000.

Aquatics Facility Upgrades

The Pleasanton aquatics facility is in overall good working condition, with recent re-plastering of the pool surface. The building that houses showers, restrooms, staff offices and electrical equipment is dated and limited in space. The wading pool is considered a dated type of facility and is not used with the frequency that features such as a splash pad would likely be used. A concept study was developed to re-envision the layout of the site, providing additional parking, new landscaping, a splash pad and a new multi-purpose building.

Sports Complex Renovations - Statement of Probable Costs 5/5/2015

Qty.	Unit	Description	Unit Cost	Subtotal
4	Field	Renovation of Existing Baseball/Softball Fields (grading, grass) Chain link fencing Irrigation Solid sod (Celebration Bermuda sod) Aluminum bleachers Shade sails Field lights on poles, elec. runs & hookup Clay infield Concrete slabs & sidewalks adjacent to field Earthwork, rough and fine grading Misc. Buildings and Structures.	\$218,000	\$218,000.00
1,700	SF	Concession & Restroom Building	\$175.00	\$297,500
1,700	SF	Reinforced Concrete Slab and Foundations	\$5	\$8,500
1,700	SF	Select Fill Pad and Stabilization	\$3.00	\$5,100
		Civil Earthwork and Utilities		
50,000	CY	Mass excavation & rough grading	\$7.50	\$375,000
1	Allow	Fine grading	\$50,000	\$50,000
1,000	LF	Stormwater pipes 18"-24" RCP & manholes	\$60	\$60,000
1,200	SF	8" HDPD sanitary sewer & manholes	\$35	\$42,000
1,200	LF	8" ductile iron fire & potable water line	\$30	\$36,000
1	Allow	Backflow preventors, vaults, misc. civil	\$30,000	\$30,000
1,200	LF	Buried site electrical	\$30	\$36,000
1	Allow	Misc.	\$25,000	\$25,000

Sports Complex
Investment Per Household:
\$32 to \$80 per year
(depending on property valuation)

Aquatics Complex
Investment Per Household:
\$19 to \$48 per year
(depending on property valuation)

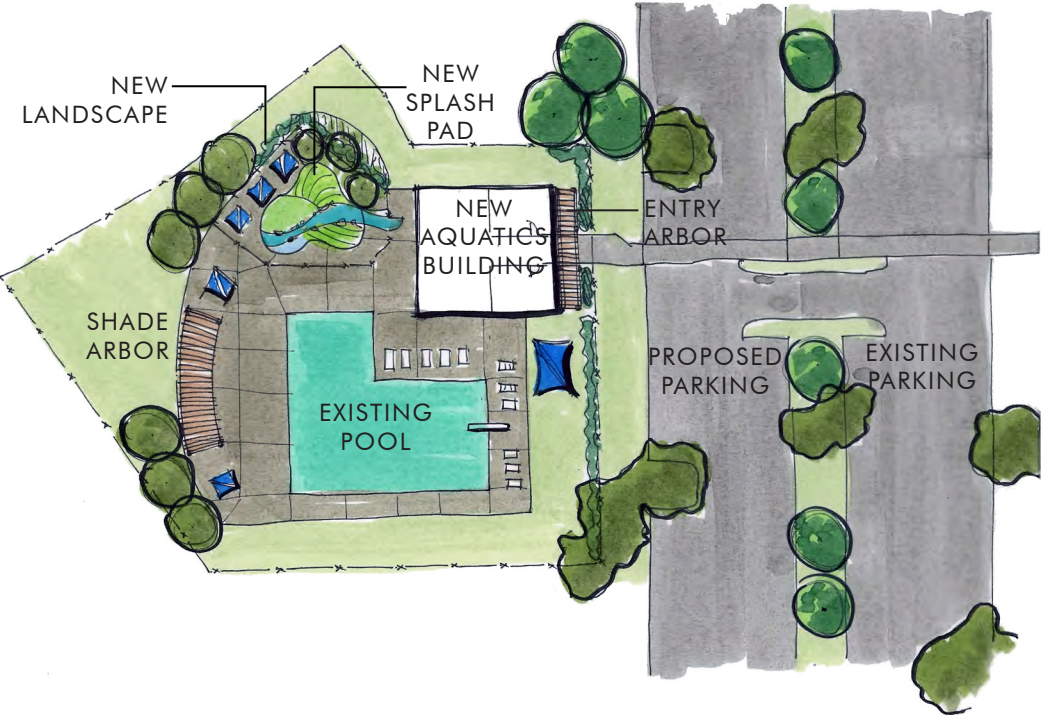
Subtotal		\$1,183,100
5% Contingency		\$59,155
Subtotal		\$1,242,255
15% GC markup		\$186,338
Total Construction Cost		\$1,428,593
8% Professional Design and Management Fee		\$114,287
PROBABLE COST RANGE		\$1,542,881 \$1,851,457
Round	\$1,540,000	\$1,850,000



Aquatics Complex Renovation Statement of Probable Costs 5/6/2015

Qty.	Unit	Description	Unit Cost	Subtotal
2,750	SF	New Office/Equipment/Shower/Restroom Building	\$125	\$343,750
1	EA	Splash Pad	\$250,000.00	\$250,000
		Spray Equipment		\$-
		Surface		\$-
		Recirculation Equipment		\$-
		Shipping		\$-
		Installation		\$-
		Demolition		\$-
1	Allow	Landscape Improvements	\$40,000	\$40,000
10,000	Allow	Parking Expansion	\$7	\$70,000

Subtotal	\$703,750
5% Contingency	\$35,188
Subtotal	\$738,938
15% GC markup	\$110,841
Total Construction Cost	\$849,778
8% Professional Design and Management Fee	\$67,982
PROBABLE COST RANGE	\$917,760 \$1,101,312
Round	\$920,000 \$1,100,000



New Sports Complex Opportunities

Meeting Current and Future Sports Facility Needs

League Sports in Pleasanton have exceeded the capacity of the existing fields for soccer, baseball, softball, and football. Addressing current and future needs for additional game fields can be accomplished through piecemeal addition of fields on various properties as opportunities arise, or through the development of a centralized sports complex that offers adequate facilities to accommodate each league's game requirements. Key benefits of developing a centralized sports complex include economy of scale for development costs, parents can manage the game schedules of multiple children and/or sports at one location, and the ability to attract tournament level of play to the area.

Cost of Ownership

As any City knows, the costs associated with capital improvements do not end with the initial investment for new facilities. Annual budgets must account for the multitude of costs including materials, equipment and labor to maintain and operate the facilities provided to the public. Pleasanton currently has a total of 6 staff members that maintain the parks and facilities, working under the Public Works Department. The current staff include the Public Works Director, Parks Foreman, and 5 park maintenance employees.

Some important details regarding identified "Priority Projects" remain to be worked out, such as location for a new Baseball Complex or Soccer Complex. Due to this fact, some general estimates for maintenance of fields, equipment, repairs and materials are provided as follows. These figures can be applied to the number of fields to be constructed to estimate the additional investment of personnel and equipment on an annual basis.

Maintenance Costs Per Fields Per Year

- Routine Mowing
- Fertilizing Program
- Equipment Maintenance
- Infield Repairs (pre-game smoothing assumed by leagues)
- Irrigation Repairs

Maintenance Costs Per Fields Per Year

Baseball/Softball Fields - \$7,000 per year each
Football/Soccer Fields - \$6,600 per year each



Priority Projects 06

Baseball Complex
Investment Per Household:
\$92 to \$230 per year
(depending on property valuation)

Qty.	Unit	Description	Unit Cost	Subtotal
Baseball Complex on 19 Acres of Land with Public Road and Utility Access				
Based on Current and Project Growth				
5	EA	5 Ball Fields at 210 ft. Foul Lines,2 Bleacher systems (ADA) and cover per field,2 Semi-enclosed dugouts and cover per field,Scoreboards,Scorer's Table,Backstop netting,Foul line and outfield fencing and gates,2 Fenced bull pens per field,Sport field lighting,Grass sod playing surface,Infield mix playing surface,Grading and drainage	\$218,500	\$1,092,500.00
1	EA	1 Ball Field @ 310 ft. Foul Line,2 Bleacher systems (ADA) and cover per field,2 Semi-enclosed dugouts and cover per field,Scoreboards,Scorer's Table,Backstop netting,Foul line and outfield fencing and gates,2 Fenced bull pens per field,Sport field lighting,Grass sod playing surface,Infield mix playing surface,Grading and drainage	\$295,000.00	\$295,000.00
1	EA	Parking Lot	\$1,300,000	\$1,300,000.00
		Concrete		\$-
		425 Parking spaces		\$-
		Entry and Existing Drive		\$-
1	EA	Concession?Restrooms/Press Box/Storage/Utility Building	\$230,000	\$230,000.00
1	EA	Ticket Sales Building	\$15,000	\$15,000.00
1	EA	Batting Cages	\$8,000	\$8,000.00
1	Allow	Common Area	\$350,000	\$350,000.00
		Perimeter fencing, entry gate and maintenance gates		\$-
		Plaza and walks		\$-
		Landscaping and irrigation		\$-
		Lighting		\$-
		Benches		\$-
1	Allow	Extension of utilitis	\$100,000	\$100,000.00

Subtotal	\$3,390,500
5% Contingency	\$169,525
Subtotal	\$3,560,025
15% GC markup	\$534,004
Total Construction Cost	\$4,094,029
8% Professional Design and Management Fee	\$327,522
PROBABLE COST RANGE	\$4,421,551 \$5,305,861
Round	\$4,420,000 \$5,310,000



New Sports Complex Opportunities

Meeting Current and Future Sports Facility Needs

Football Complex
 Investment Per Household:
 \$30 to \$75 per year
 (depending on property valuation)

Qty.	Unit	Description	Unit Cost	Subtotal
Football Complex on 10 Acres of Land with Public Road and Utility Access				
Based on Current and Project Growth				
1	EA	3 Football Game Day Fields	\$260,000	\$260,000.00
		80 yards fill soil,2 bleachers (ADA) and cover per field,Scoreboards,Sports field lighting,Irrigation,Grass sod playing surface,Grading and Drainage		\$-
2	EA	Practice Fields	\$40,000	\$40,000.00
		80 yards fill soil		\$-
		Grass seed		\$-
		Irrigation		\$-
		Grading and drainage		\$-
1	EA	Parking lot	\$350,000.00	\$350,000.00
		Concrete		\$-
		120 Parking Spaces		\$-
		Entry and existing drive		\$-
1	EA	Concession/Restrooms/Storage /Utility Building	\$275,000	\$275,000.00
1	EA	Common Area	\$75,000	\$75,000.00
		Perimeter fencing, entry gate and maintenance gates		\$-
		grass seed common area & irrigation		\$-
1	Allow	Extension of Utilities	\$100,000	\$100,000.00

Subtotal		\$1,100,000
5% Contingency		\$55,000
Subtotal		\$1,155,000
15% GC markup		\$173,250
Total Construction Cost		\$1,328,250
8% Professional Design and Management Fee		\$106,260
PROBABLE COST RANGE		\$1,434,510 \$1,721,412
	Round	\$1,430,000 \$1,720,000



Sports Complex
Investment Per Household:
\$95to \$237 per year
(depending on property valuation)

Qty.	Unit	Description	Unit Cost	Subtotal
Soccer Complex on 46 Acres of Land with Public Road and Utility Access				
Based on Current and Project Growth (19 fields)				
2	EA	2 Fields @ 390 ft x 300 ft	\$290,000	\$580,000.00
		2 Bleachers systems (ADA) and cover per field,Scoreboards,Sports field lighting,Irrigation,Grass sod playing surface,Grading and drainage		\$-
1	EA	Fields	\$225,000	\$225,000.00
		1-U12 field		\$-
		6-U10 fields		\$-
		6-U8 fields		\$-
		4-U6 fields		\$-
		Grass seed		\$-
		Irrigation		\$-
		Grading and drainge		\$-
1	EA	Parking lot	\$2,000,000	\$2,000,000.00
		Concrete		\$-
		680 Parking spaces		\$-
1	EA	Concession/Restrooms/Storage/Utility Building	\$500,000	\$500,000.00
1	EA	Common Area	\$175,000	\$175,000.00
		Perimeter fencing		\$-
		Grass seed common area & irrigation		\$-
		Benches		\$-

Subtotal	\$3,480,000
5% Contingency	\$174,000
Subtotal	\$3,654,000
15% GC markup	\$548,100
Total Construction Cost	\$4,202,100
8% Professional Design and Management Fee	\$336,168
PROBABLE COST RANGE	\$4,538,268 \$5,445,922
Round	\$4,540,000 \$5,450,000



*Site acreage may vary. Integration of the soccer complex with the proposed Multi-Event Center concept could provide some economy with the use of shared parking and infrastructure.

New Park Opportunities

Athletic Practice Fields & Neighborhood Park

New Park Opportunities

Athletic Practice Fields (Adam St. Park)

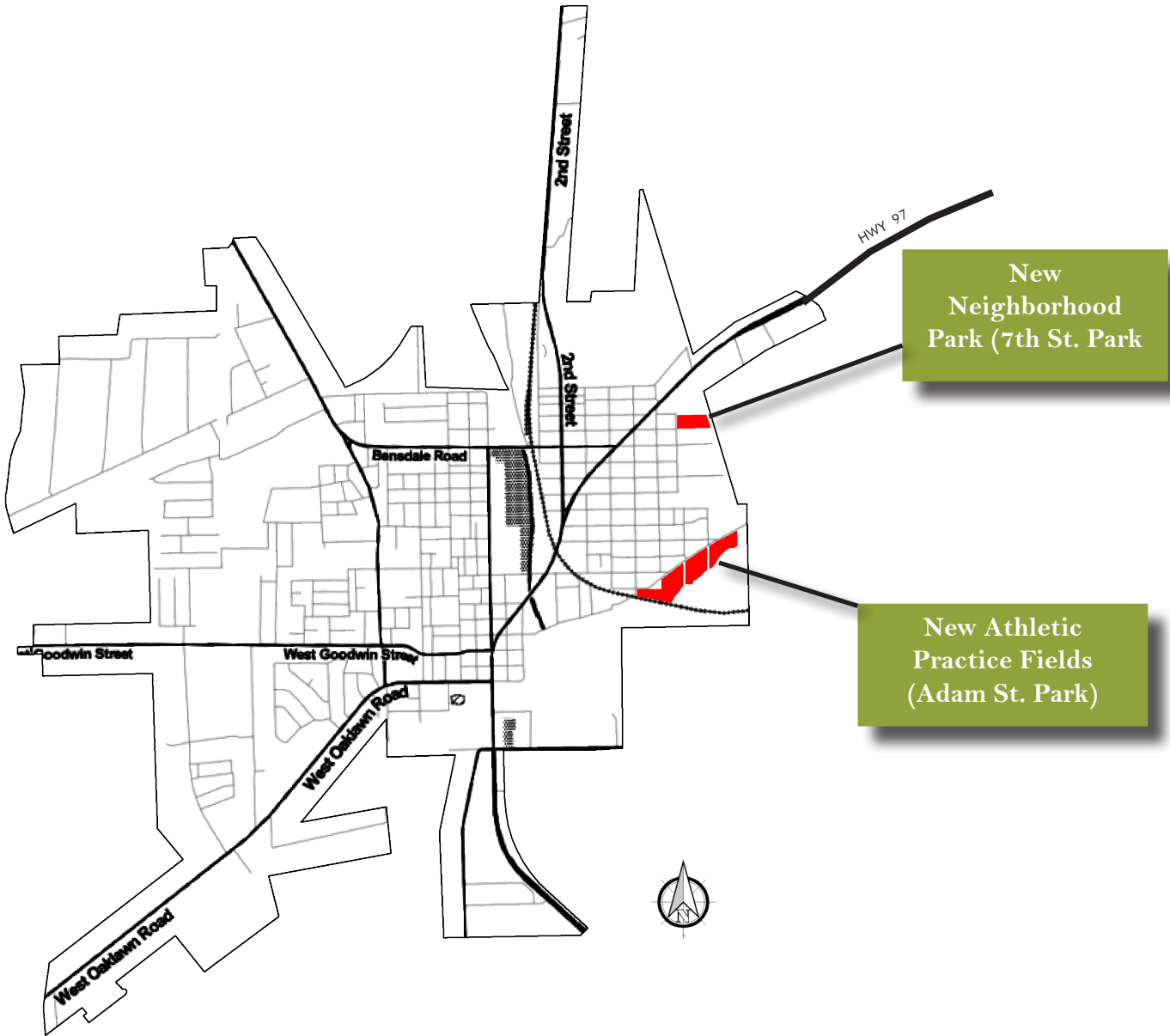
Public demand and comparison of national standards indicate a need for additional park space in the community. Sports practice fields are in high demand, as well as additional park space within walking distance of neighborhoods on the east side of town.

The City-owned property along Adam St., where the old landfill is located, can provide approximately 21 acres of additional park space that could be developed for a variety of uses. The property is currently used on occasion for sports practice, however the terrain is uneven and plagued with sticker burs.

Currently, access to the property is via an unpaved road. The site is ideally suited for development of park space that includes maintained athletic practice fields, playgrounds, seating, shade structures, exercise stations and a walking path that integrates with the proposed city-wide trail plan.

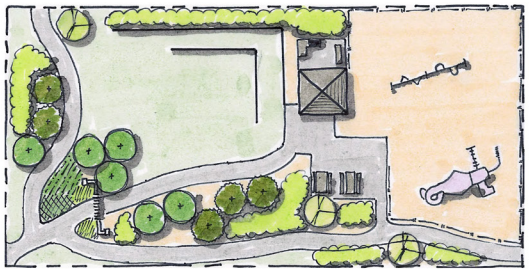
New Neighborhood Park (7th St. Park)

The City does not currently have any park space on the east side of town. During the public meetings, participants stated a desire to have park space closer to where they live. Currently, residents have to either drive to River Park or the Sports Complex, or walk on the streets, cross the railroad and cross the river in order to visit a park. Neighborhood parks are designed to serve residents in the immediate area and offer closely-accessible features such as passive park space, playgrounds, trails and picnic areas.



An approximate 4.0 acre property at 7th St. between Austin St. and San Antonio St. that could offer ample space to provide a variety of park amenities. The park concept on the adjacent page illustrates a potential neighborhood park with a playground, picnic areas and seating, trails, open space, parking,

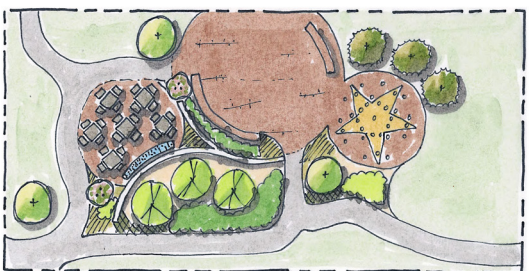
basketball courts, restrooms and a small swimming pool. In addition to providing more general park space, the concept would offer more accessible swimming opportunities that were requested by participants in the public meetings.



Neighborhood Pocket Park

AMENITIES

Shade Structure
Playground
Seating
Open Play
Picnic



Plaza Pocket Park

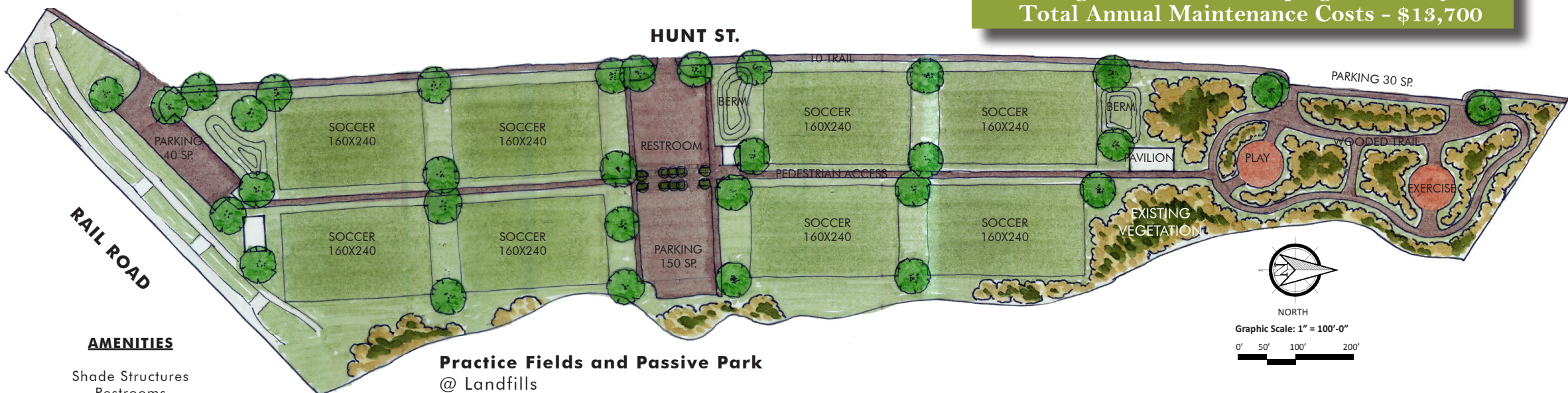
Small Pocket Park
(=/- .25 acres)

Pocket parks are ideal for taking advantage of small parcels of land to provide additional recreation space. The concepts above show some typical amenities that can be provided on small properties, whether in the heart of downtown or in a neighborhood.



New Park Opportunities

Athletic Practice Fields & Neighborhood Park



Estimated Annual Maintenance Costs:
Fields and common areas - \$12,000/yr
Irrigation and Landscaping - \$1,700/yr
Total Annual Maintenance Costs - \$13,700

Practice Fields & Park
Investment Per Household:
\$115 to \$287 per year
(depending on property valuation)



Proposed Athletic Practice Fields (Adam St. Park) - Statement of Probable Costs 4/29/2015

Qty.	Unit	Description	Unit Cost	Subtotal
1	Allowance	Demolition and clearing of trees/understory	\$100,000	\$100,000
20,920	SF	10' Concrete trails	\$4.50	\$94,140
14,400	SF	6' Concrete pedestrian trails	\$4.50	\$64,800
64,100	SF	New parking lots--5" concrete with soil stabilization	\$7.00	\$448,700
16,700	SF	6' Decomposed granite path with geotextile fabric & edging	\$4.00	\$66,800
1	Allowance	Pavilion with restroom building	\$400,000	\$400,000
1	Allowance	Restroom building	\$140,000	\$140,000
1	Allowance	Earthwork and grading	\$650,000	\$650,000
1	Allowance	Civil utilities	\$175,000	\$175,000
1	Allowance	Solid sod fields and hydromulch general areas	\$300,000	\$300,000
1	Allowance	Landscaping & trees	\$200,000	\$200,000
1	Allowance	Irrigation	\$200,000	\$200,000
1	Allowance	Playground with fall cushion and border	\$135,000	\$135,000
1	Allowance	Exercise stations and site furnishings	\$100,000	\$100,000
1	Allowance	Nighttime lighting for all soccer fields	\$600,000	\$600,000
1	Allowance	Pedestrian lighting on 14' ornamental poles	\$150,000	\$150,000
1	Allowance	Wayfinding and signage monuments	\$100,000	\$100,000
1	Allowance	Site electrical runs and equipment	\$200,000	\$200,000
1	Allowance	Miscellaneous	\$100,000	\$100,000

Subtotal	\$4,224,440
5% Contingency	\$211,222
Subtotal	\$4,435,662
15% GC markup	\$665,349
Total Construction Cost	\$5,101,011
8% Professional Design and Management Fee	\$408,081
PROBABLE COST RANGE	\$5,509,092 \$6,610,911
Round	\$5,510,000 \$6,610,000

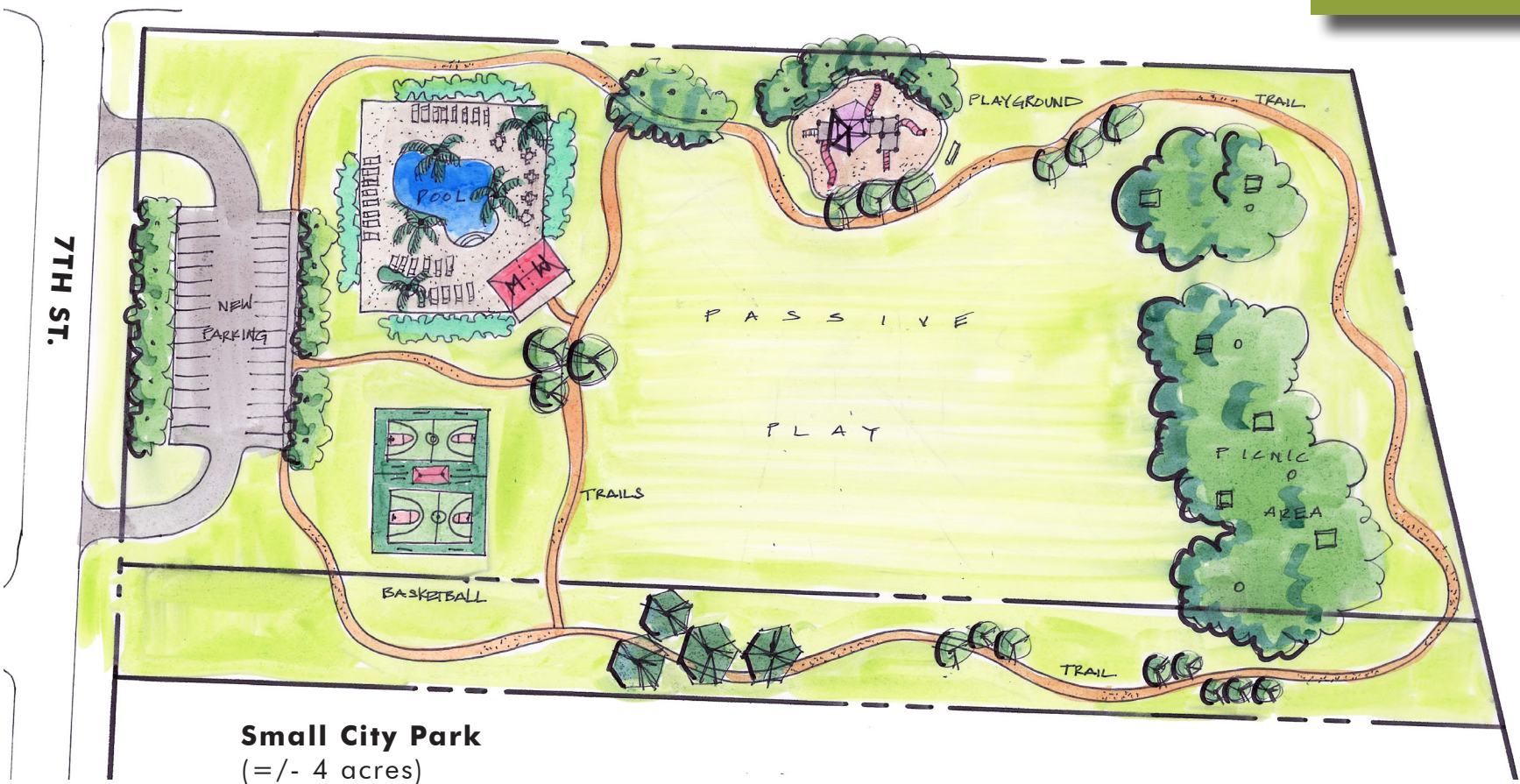


New Park Opportunities

New Neighborhood Park @ 7th Street.

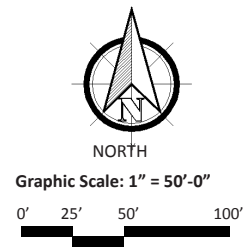
The property at 7th St. between Austin St. and San Antonio St. could provide much-needed park space on the east side of the community.

Estimated Annual Maintenance and Operation Costs:
Mowing - \$6,000/yr
Landscape and Irrigation - \$1,500/yr
Pool Operation - \$8,000/yr
Total Annual Maintenance Costs - \$15,500



Small City Park
(=/- 4 acres)

- AMENITIES**
- Shade Structures
 - Playground
 - Seating
 - Open Play
 - Picnic
 - Trails
 - Parking
 - 2 Basketball Courts
 - Small Pool
 - Shade Trees
 - Restrooms



Proposed Neighborhood Park (7th St. Park) - Statement of Probable Costs
4/29/2015

Qty.	Unit	Description	Unit Cost	Subtotal
1	EA	Demolition		\$-
13,224	SF	6' Decomposed granite path with geotextile fabric & edging	\$4.00	\$52,896
12,800	SF	New parking lot--5" Concrete with soil stabilization	\$5.50	\$70,400
1	Allowance	Pool and 7,500 SF deck	\$300,000	\$300,000
1	Allowance	Concession / Bathroom building	\$200,000	\$200,000
1	Allowance	Civil utilities	\$75,000	\$75,000
1	Allowance	Earthwork and grading	\$100,000	\$100,000
1	Allowance	Basketball courts	\$100,000	\$100,000
1	Allowance	Landscaping	\$100,000	\$100,000
1	Allowance	Irrigation	\$35,000	\$35,000
1	Allowance	Playground, mulch fall protection and border edging	\$130,000	\$130,000
1	Allowance	Site furnishings	\$35,000	\$35,000
1	Allowance	Site electrical / nighttime lighting	\$100,000	\$100,000
1	Allowance	Wayfinding signage and miscellaneous	\$50,000	\$50,000

Subtotal		\$1,348,296
5% Contingency		\$67,415
Subtotal		\$1,415,711
15% GC markup		\$212,357
Total Construction Cost		\$1,628,067
8% Professional Design and Management Fee		\$130,245
PROBABLE COST RANGE		\$1,758,313 \$2,109,975
	Round	\$1,760,000 \$2,110,000



7th St. Park
Investment Per Household:
\$37 to \$92 per year
(depending on property valuation)

Implementation



01

Inventory &
Analysis

02

Demand
Assessment

03

Walkability

04

Programs &
Events

05

Natural
Resources

06

Priority
Projects

07

Implementation

Where to Begin

Project Prioritization

The City has identified the following order of priority for improvements and additions to the parks and recreation system:

- 1. Renovations to River Park
- 2. Develop a Multi-Event Center with Rodeo Arena
- 3. Develop a City-Wide Walking Trail System
- 4. Develop Adam St. Athletic Fields and Park
- 5. Renovate Existing Sports Complex
- 6. Develop New Sports Complex

City Council will likely use a municipal bond to fund any major improvements to the parks and recreation system. The system-wide goals for improvements include significant expenditures if all proposed projects were to be implemented. Given that not all items can be reasonably developed at one time, it is important to focus on the highest priority components listed above for implementation. Below is a summary table of probable costs and projected investment by the community. An annual debt service rate was calculated using 2014 taxable

property values and City rates for guidance. With an assumption of 15 year bond periods and an annual debt service of 6%, the table below illustrates the level of investment per household projected for key property value categories.

Options and Alternatives

The list of proposed projects for the parks and recreation system offer individual opportunities for addressing current and future demand of recreation facilities. Some projects can be combined into a single effort, thereby providing some economy during design, construction and land acquisition.

For instance, the proposed Multi-Event Center (see *Multi-Event Center Feasibility Study, Sep. 2015*) includes new soccer game fields in sufficient quantity to address the needs of Pleasanton’s soccer programs. This project would therefore remove the need to implement the *New Soccer Complex*. Additionally, development of a *New Sports Complex* on a new site could incorporate both baseball and football needs, provided that the property size and configuration is appropriate. Other projects, such as *City-Wide Trail System* and *7th St. Neighborhood Park*, stand alone as separate

efforts.
Project Design and Construction
When it comes to parks and recreation planning, identifying the needs of residents and developing a vision for the future parks system are important first steps. Once a project has been identified and approved for further study, the process of funding, design and construction can begin.

The City has stated that proposed parks projects would likely be funded through a municipal bond, while also pursuing exploring mechanisms. Following a decision to move forward on a priority project, the City will need to engage a qualified design team to further program the details of the project.

The Design Development phase of this process will allow the City to further refine the important details that bring the park and recreation project to life. This process will include several iterations of projected costs, revisions and refinements that ultimately will be turned into construction documents. It is important during to continue to gather input from stakeholders during this process to ensure that key

	Project Cost Estimate (avg. low-high)				Annual Cost per Household Valuation			
Capital Project	low	high	Annual Debt Svc	Rate	\$100,000	\$150,000	\$200,000	\$250,000
River Park Renovation	\$8,070,000	\$9,680,000	\$913,795	0.168	\$168	\$252	\$336	\$420
Skate Park	\$380,250	\$500,000	\$45,316	0.008	\$8	\$13	\$17	\$21
Renovate Existing Sports Complex	\$1,540,000	\$1,850,000	\$174,522	0.032	\$32	\$48	\$64	\$80
Renovate Existing Aquatics Center	\$920,000	\$1,100,000	\$103,992	0.019	\$19	\$29	\$38	\$48
New Baseball Complex	\$4,420,000	\$5,310,000	\$500,914	0.092	\$92	\$138	\$184	\$230
New Football Complex	\$1,430,000	\$1,720,000	\$162,166	0.030	\$30	\$45	\$60	\$75
New Soccer Complex	\$4,540,000	\$5,450,000	\$514,299	0.095	\$95	\$142	\$189	\$237
Proposed Adams St. Athletic Practice Fields	\$5,510,000	\$6,610,000	\$623,954	0.115	\$115	\$172	\$230	\$287
Proposed 7th St. Neighborhood Park	\$1,760,000	\$2,110,000	\$199,233	0.037	\$37	\$55	\$73	\$92
Proposed City-Wide Trail System	\$2,170,000	\$2,600,000	\$245,566	0.045	\$45	\$68	\$90	\$113
*annual cost per household based on 2014 City tax rates and total property valuation								
*assumes 6% debt service and 15-year bond								

details are not left out.

Construction documentation, bidding and construction of the project is the phase where it will be important to have the right team for the job. Quality construction documents followed by strict adherence to the drawings during construction administration will ultimately determine the quality of the end result. All too often great projects are turned over to a general contractor to be completed with insufficient supervision, resulting in poor performance, change orders and added costs. The City will need the designer to act as an advocate for the City throughout the construction process to ensure success.

As the City continues with improvements and additions to the parks system, funding is often the key player in the decision making process. The following are a variety of State and Federal grant programs available to aid cities in the enhancement of parks and recreation facilities and other public space projects.

Community Development Block Grants **-potential funding: up to 80% of project cost or maximum of \$200,000**

The Department of Housing and Urban Development (HUD) provides assistance to communities across the nation for a wide range of activities through the Community Development Block Grants Program. These funds are often distributed to individual communities by the state as match-grants to fund projects supporting economic development and improved quality of life. Texas Parks and Wildlife Department awards grants from this program annually to develop and enhance parks and open space.

Transportation Equity Act (SAFETEA-LU) - Recreation Trails Program

The Transportation Safety Act, also known as the Safe, Accountable, Flexible, Efficient Transportation Act: A Legacy for Users (SAFETEA-LU), provides

for the distribution of funds from the Federal Highway Administration (FHWA). The Federal Highway Administration is the largest source of **funding for shared use paths, trails and related projects. The Recreational Trails Program, an assistance program to FHWA, distributes funds for a range of activities including:**

- Maintenance and restoration of existing trails.
 - Development and rehabilitation of trailside and trailhead facilities and trail linkages.
 - Purchase and lease of trail construction and maintenance equipment.
 - Construction of new trails (with restrictions for new trails on Federal lands).
 - Acquisition of easements or property for trails.
 - Assessment of trail conditions for accessibility and maintenance.
 - Development and dissemination of publications and operation of educational programs to promote safety and environmental protection related to trails (including supporting non-law enforcement trail safety and trail use monitoring patrol programs, and providing trail-related training) (limited to 5 percent of a State's funds).
 - State administrative costs related to this program (limited to 7 percent of a State's funds).
- (typically managed via TRPA *see below)**

TRPA Grants Program **-potential funding: \$400,000 (match grant)**

The Texas Recreation and Parks Account (TRPA) is funded by a portion of Texas sales tax received on select sporting goods. These grants are awarded to applicants annually at varied levels depending on project type and available resources for the funding cycle. These funds are administered by the Texas Parks and Wildlife Department's Recreation Grants Branch for five programs including the following:

1. Outdoor Recreation
2. Indoor Recreation (facility)
3. Small Community
4. Regional
5. Community Outdoor Outreach Program

Land and Water Conservation Fund **-\$2.4 million apportioned to Texas in 2014**

The Land and Water Conservation Fund is a program of the National Park Service that provides matching grants to local governments for acquisition of park **land and development of park facilities**. An example project in Texas is the *Wimberley Blue Hole Regional Park Hays County*, which received \$1,909,500 in funding from the LWCF

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